Social Monitoring Report

PUBLIC

Semi-Annual Report
January – June 2025
January 2026

Philippines: South Commuter Railway Project — Tranche 1

Prepared by the Department of Transportation (DOTr) for the Government of the Republic of the Philippines and the Asian Development Bank (ADB).

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CURRENCY EQUIVALENTS

(as of 31 July 2025)

Currency unit	–	Philippine Peso (₱)
P1.00	=	$ 0.01745
$1.00	=	₱ 57.3060

ABBREVIATIONS

ADB	–	Asian Development Bank
AH	–	Affected Household
AP	–	Affected Person
CIS	–	Customer Information Sheet
CF	–	Community Facilitator
CP	–	Contract Package
DED	–	Detailed Engineering Design
DHSUD	–	Department of Human Settlements and Urban Development
DOLE	–	Department of Labor and Employment
DOTr	–	Department of Transportation
DPWH	–	Department of Public Works and Highways
ECQ	–	Enhanced Community Quarantine
EMA	–	External Monitoring Agent
FAQ	–	Frequently Asked Question
FGD	–	Focus Group Discussion
GBV	–	Gender-Based Violence
GC	–	General Consultant
GCQ	–	General Community Quarantine
GCR	–	Greater Capital Railway
GFI	–	Government Financing Institution
GIS	–	Geographic Information System
GR	–	Grievance Redress
GRM	–	Grievance Redress Mechanism
HUDCC	–	Housing and Urban Development Coordinating Council (currently DHSUD)
IA	–	Implementing Agency
IEC	–	Information, Education, And Communication
ISF	–	Informal Settler Family
JDT	–	JICA Design Team
JICA	–	Japan International Cooperation Agency
KII	–	Key Informant Interview
KSA	–	Key Shelter Agency
LBP	–	Land Bank of the Philippines
LDP	–	Livelihood Development Program
LGU	–	Local Government Unit
LHB	–	Local Housing Board
LIAC	–	Local Inter-agency Committee

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LRIP	–	Livelihood Restoration and Improvement Program
MCRP	–	Malolos-Clark Railway Project
MOA	–	Memorandum Of Agreement
NGA	–	National Government Agency
NHA	–	National Housing Authority
NoT	–	Notice of Taking
NTC	–	Notice to Compensate
O&M	–	Operations and Maintenance
OTB	–	Offer to Buy
OTC	–	Offer to Compensate
PhP	–	Philippines Peso
PIAC	–	Project Inter-Agency Committee
PIB	–	Project Information Brochure
PMO	–	Project Management Office
PNR	–	Philippine National Railways
PROW	–	Project Right-of-Way
RAP	–	Resettlement Action Plan
RCS	–	Replacement Cost Study
RIMC	–	RAP Implementation Management Committee
ROW	–	Right-of-Way
RRAP	–	Relocation and Resettlement Action
SCM	–	Stakeholder Consultation Meeting
SCRP	–	South Commuter Railway Project
SES	–	Socio-Economic Survey
SHFC	–	Social Housing Finance Corporation
SPS	–	Safeguard Policy Statement
TWG	–	Technical Working Group

GLOSSARY

Affected business	–	All types of businesses regardless of scale whose normal operation will be severely or marginally affected by the project.
Affected households (AHs)	–	All households whose residence will be affected by the project.
Affected persons (APs)	–	All persons or entity who are residing, using, or operating, at the time of cut-off-date, and/or owning a property in an area which will be acquired for project right-of-way, regardless of type of displacement and severity of impact.
Informal settler family (ISF)	–	A household that does not have a legal or legal right to own the land they occupy, homeless or does not own property anywhere else. This may include structure owners and renters, rent-free occupants, caretakers, and sharers.

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JICA Design Team	–	Refers to the team of international and Philippine consultants engaged by JICA to assist DOTr in undertaking surveys, conducting interviews with affected persons and drafting resettlement plans and policies.
Landowner	–	Refers to legal owners of affected land that will be acquired for the project.
Non-landowner	–	Refers to project affected persons who responded that they do not own the land during the SES. These include structure owners (with or without permission from the landowner), renters, sharers, rent-free occupants and caretakers (in both formal and informal structures), regardless of income.
PNR Right-of-Way (PNR ROW)	–	Refers to the existing right-of-way owned by the PNR.
Project ROW (PROW)	–	Refers to the ROW of this project.
Replacement cost	–	The cost necessary to replace the affected structure or improvement with a similar asset based on current market prices. The cost of replacing lost assets and incomes includes cost of transactions, repair costs and other associated costs for the restoration of residual property, if any.
Temporary accommodation	–	An interim site or rental unit where the APs will move temporary accommodation while awaiting completion of permanent relocation site.
Validation	–	The process of verifying or checking the accuracy of census information provided by the APs during the preparation of the RAP.

NOTE

(i) The fiscal year (FY) of the Government of Philippines and the Department of Transportation ends on 31 December

(ii) In this report, "$" refers to United States dollars unless otherwise stated

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EXECUTIVE SUMMARY

1. The main objective of the semi-annual social monitoring report is to assess the progress between January and June 2025 in updating the detailed engineering design (DED) Resettlement Action Plans (RAPs) and to evaluate the conduct of relevant implementation activities of the RAP prepared in accordance with the Japan International Cooperation Agency (JICA) Guidelines for Environmental and Social Considerations (2010) and the Safeguards Policy Statement (SPS) 2009 of the Asian Development Bank (ADB).

2. This report also identifies key issues and challenges on the timely and effective implementation of resettlement action plan and enumerates mitigating actions taken by the Department of Transportation (DOTr). In this reporting period, the DOTr has conducted the following activities in compliance with social safeguards covenants:

   (i) **Updating Resettlement Action Plans.** On the five updated DED RAPs, i.e., RAPs for Landowners and Non-Landowners for CP S-02 (Blumentritt-Paco Section), CP S-03a, S-03b and S-03c (Makati-Buli Section), RAP for the Tunnel Section as part of CP S-03b, and RAP of Landowners and RAP of Non-landowners for CP S-04 to CP S-07 (Muntinlupa-Calamba Section), the DOTr has obtained conditional ADB approval for all these DED RAPs, and RAP for the Tunnel Section has already been fully approved by ADB as of June 2025. Activities and preparation of Due Diligence Reports (DDR) to comply with ADB conditions are progressing for all sections.

   (ii) **Internal Monitoring System.** As for internal monitoring on land acquisition and resettlement, the Project Management Office (PMO) of the South Commuter Railway Project (SCRP) has regular internal meetings to discuss the progress and extent to which the social safeguards policies are carried out. The PMO has weekly reporting on the status of the project and provides updates on the implementation of the RAP, attended by Undersecretary for Railways and the Project Managers. The Right of Way sub-teams, composing of those in-charge of land acquisition (LA), informal settler families and resettlement (ISFR), including livelihood restoration and improvement program (LRIP) and utilities relocation (UR), present the RAP status including issues and concerns encountered during the reporting period including pending items in compliance with the RAP. In addition, there are monthly meetings conducted together with the general consultant, to discuss the ways forward of pending items for compliance. The establishment of the project's internal monitoring system is important to assess the level of RAP implementation by the DOTr with its partner agencies and other key stakeholders.

   (iii) **Institutional Arrangements for Land Acquisition and Resettlement.** The DOTr experienced a drastic change of administration during this reporting period, namely, New Secretary, Undersecretary for Railways and Assistant Secretary for Right-of-Way - Railways and Road were appointed, and various measures are being taken to expedite RAP implementation. Regarding partnership for the RAP implementation, on March 25, 2024, Administrative Order No.19, Creating the Inter-Agency Committee (IAC) for

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Right-of Way Activities for National Railway Projects was issued to accelerate the implementation of railway projects, and ensure high-level cooperation and support from concerned government agencies to streamline the process of land acquisition and delivery of services to AP. Regarding RAP Implementation and Management Committee (RIMC), Memorandum of Agreement (MOA) to be executed with the LGUs in SC, since the majority of LGUs have newly elected mayors and local officials, the RIMC MOA must go through the LGU signing process again. The RIMC creations in the NCR Section are ongoing discussions with the LGUs. On the other hand, all the RIMC MoAs for Laguna LGUs were signed by the LGU's mayors. The DOTr also already signed the MOAs and endorsed PNR for signing. Related to the creation of Local Inter-Agency Committee (LIAC), all LGUs completed the creation of LIAC. The LIAC meeting is conducted regularly in each LGU. A regular Key Shelter Agency (KSA) coordination meeting was held on June 17, 2025, and discussed the status of development or construction of resettlement sites, finalization of household masterlists, social preparation activities, issues and concerns, and upcoming activities.

(iv) **Delivery of Entitlements.** As of June 2025, Notice of Takings (NoTs) have been delivered to landowners of 1,633 lots (77%) and collections of requirements, preparation and issuance of Request for Donation (RfD)-Offer to Buy (OtB), signing of Deed of Absolute Sale (DOAS) and payment is progressing. OtBs have been issued for landowners of 250 lots in total, 167 lots accepted, 55 lots refused, 28 lots are under negotiation, 52 DOAS signed, and 39 lots have already been fully paid including structures of 10 lots, 1 lot under mortgage was partially compensated by DOTr and the deposit of expropriation for 1 lot with a structure was paid (considered as partially paid). Regarding 55 lots OtB refused, DOTr proceeds expropriation and Writ of Possession (WOP) was issued for 1 lot. For non-landowners, the NoT issuance for Structure owners (SOs) within PNR ROW and *Pabatid* (Notice) for Non-Structure Owners is ongoing. 4,790 Notices (34%) were issued as of June 2025. The preparation and issuance of Offer to Compensate (OtC) for SOs and collection of reply letter are continuing for all LGUs in the South Section except Makati, Taguig, and Paranaque; a total of 639 OtCs issued and collected reply letter by this reporting period. The Request for Legal Pass (RfLP) for Agreement to Demolish and Remove Structures / Improvements (ADRI) for SOs who have accepted the offer has also continued and 136 ADRI signed by SOs. As of June 2025, payment for 69 APs has been credited to their LBP account and were released to APs.

(v) **Resettlement Progress.** Upon the release of compensation and entitlement, a total of 60 AHs were relocated; 17 AHs were self-relocated, 12 AHs are in temporary relocation facilities and 31 AHs relocated to permanent sites as of June 2025. 78 units of Rizal Ville permanent relocation site in Calamba have been turned over in January 2025. The Groundbreaking Ceremony for South Savannah Homes and Golden Sunrise in Naic, Cavite were held on January 30, 2025. Construction of relocation sites is ongoing for all LGUs except Paranaque and Sta Rosa. The target partial hand-over of units is in December 2025.

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(vi) **Grievance Redress Mechanism.** The DOTr, in accordance with ADB's operational policies, has established and executes GRM to provide a reliable structure that can prevent, minimize, and resolve concerns of APs relative to resettlement and land acquisition, civil works, environmental considerations, and forms of gender-based violence. The APs have access to a wide range of channels to raise their queries, report their concerns, and follow-up on the status of their grievances. The APs may personally file their grievances to a DOTr Grievance officer during an on-ground project activities and to a local grievance officer in respective local government offices; send a message through GRM Hotline number 0919-161-0109; lodge their grievances on the Project website address www.NSCR.com.ph; email address nscr.grm@dotr.gov.ph; APs may submit their grievance through a letter to any project proponents' offices; send their concerns to Presidential Citizens' Complaint Center's hotline contact number "8888" through a call or text or messaging through its website www.8888.gov.ph; and they may also directly raise their grievance through Grievance Redress focal of any project proponents such as the contractors, consultants, and partner implementers. From January to June 2025, 41 RAP grievances were received in the South segment, and all are closed and resolved.

(vii) **Livelihood Restoration and Improvement Program.** In the Blumentritt-Calamba Section, although fixed monthly schedules for the conduct of the LRIP Sub-committee Meetings were agreed upon, it was not convened as scheduled. Makati was consistent in holding monthly meetings, and 4 LGUs, namely Manila, Taguig, Paranaque, and Muntinlupa, held one meeting each during this reporting period. For the PNR employees affected by the PNR stop operation, the DOTr provided commuting allowance for 240 PNR staff during this reporting period. With reference to the Trolly Drivers who were directly affected by the Project, there has been no resumption of activities since August 2024. The "Guidance Notes" drafted in relation to the provision of entitlements for the APs engaged in agricultural activity still has not been approved for implementation. There were a continuing follow-up and monitoring of the implementation of LRIP through LGUs, the Contractors and other stakeholders like DTI, DOLE, and PESO.

3. The focus of the next reporting period will be on the updates of the following: (i) compliance of the RAPs with ADB-JICA social safeguards policies, (ii) progress of institutional arrangements and capacity building on RAP implementation for its implementing staff and partner agencies, (iii) status and progress of fund allocation disbursements, (iv) delivery of entitlements, (v) progress on the resettlement preparation and construction of relocation sites, (vi) status of grievance redress mechanism, (vii) progress on livelihood restoration, and (viii) gender-disaggregated information on the resettlement implementation.

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I. CONTEXT OF THE SOCIAL MONITORING REPORT

A. Project Details

4. The Government of the Philippines (GoP) requested the Japan International Cooperation Agency (JICA) and the Asian Development Bank (ADB) for assistance in preparing and financing the North South Railway Project - South Line (Commuter), hereafter referred to as South Commuter Railway Project (SCRP).

5. The project will have impacts associated with the clearance of project right-of-way (ROW) involving structures and improvements, trees and crops of people residing within PNR's existing ROW. The impacts have been identified and measures to address them have been included in the conditionally approved RAPs within the socio-economic context of affected persons in the locations and present agreed measures to fully mitigate impacts within a time-bound plan. This social monitoring report is to be submitted semi-annually to report progress in the mitigation of identified impacts to projected-affected persons. This report is inclusive of the months from January to June 2025. The monitoring requirements for this reporting are based on Chapter 13 (Monitoring and Evaluation) of the conditionally approved RAP Report for SCRP. The guide questions indicated in the RAP also helped in the completion of this report.

6. The South Commuter Railway Project (SCRP) is part of the government's efforts to promote inclusive growth and improve public transport services to currently underserved areas in the country. SCRP is expected to ease traffic congestion on the existing national and local roads along the railway route and reduce Metro Manila traffic, while accelerating economic growth and expansion along the project's influence areas.

7. The SCRP traverses six (6) cities in the National Capital Region, namely Manila, Makati, Taguig, Parañaque, Pasay and Muntinlupa, and five (5) cities in the Province of Laguna consisting of San Pedro, Biñan, Santa Rosa, Cabuyao and Calamba. The length of the SCRP will be approximately 54.6 km connecting Blumentritt Station with Calamba Station; a 5.6 km connecting line Bicutan-FTI-Senate Station which will allow operation of direct trains from Calamba to station along the Metro Manila Subway in Bonifacio Global City (BGC), Ortigas, Quezon City and Valenzuela City and a depot site in Valenzuela City. The project will promote and ensure sustainable development of Metro Manila, the Greater Capital Region (GCR), and the Philippines.

B. Objective and Scope of the Semi-annual Social Monitoring Report

8. The main objective of semi-annual social monitoring is to report the progress of the conduct of RAP implementation activities. The SMR also identifies key issues and challenges in the timely and effective implementation of resettlement planning. The specific objectives are the following:

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i. Ascertain whether the social safeguards plan has met its objectives and whether the objectives were suited with the conditions encountered by affected persons (APs);
ii. Assess the timely delivery of compensation and assistance payments;
iii. Assess the extent to which consultation and disclosure activities are inclusive, accessible, and effective in conveying key information on RAPs and there are opportunities for APs to participate in the decision-making involving project components that affect them such as resettlement and livelihood restoration activities;
iv. Review the effectiveness of the grievance redress mechanism (GRM), its accessibility, and responsiveness in addressing grievances and issues raised from APs; and
v. Suggest modifications to the implementation procedure of the social safeguards plan, if necessary, to achieve the objectives of RAPs.

C. Monitoring Indicators and Parameters

9. This semi-annual social monitoring report covers safeguards compliance and internal monitoring activities conducted from January to June 2025. The semi-annual social monitoring report is focused on the progress of the implementation of social safeguard activities with special focus on the following:

i. Status of the updated DED RAPs that are compliant with ADB and JICA safeguards policies;
ii. Report progress on institutional arrangements on RAP implementation and capacity building conducted for its implementing staff and partner agencies;
iii. Status and progress of fund allocation disbursements;
iv. Report progress on the delivery of entitlements;
v. Progress on the resettlement preparation and construction of relocation sites;
vi. Status of help desks and the central grievance desks;
vii. Progress on livelihood restoration including STVC implementation; and
viii. Gender-disaggregated information in the resettlement implementation.

D. Methodological Approach

10. This report was prepared based on the monitoring indicators and parameters of the RAP. The status of RAP activities was based on the documentation by the general consultant, the Greater Capital Railways Consortium (GCR), with technical input from the SCRP Project Management Office of the DOTr. The analysis in this report was based on available project-related documents, minutes of meetings with various project stakeholders, RAP survey data including master lists of APs, the central GRM database, and written agreements concluded between the DOTr and key shelter agencies (KSAs) or government financing institutions (GFI) in the form of MOA or letters. The document review provided a balance between qualitative and quantitative data and insights into the existing resettlement and program strategies.

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II. SEMI-ANNUAL MONITORING RESULTS

A. Updated Resettlement Action Plans

1. Updated Detailed Engineering Design Resettlement Action Plans

11. The DED RAP is compliant with the Philippine Government, JICA, and ADB social safeguards. It covers the eight (8) contract packages (CP) of the SCRP. On the five updated DED RAPs, i.e., RAPs for Landowners and Non-Landowners for CP S-02 (Blumentritt-Paco Section), CP S-03a,b and c (Makati-Buli Section), RAP for the Tunnel Section as part of CP S-03b, and RAP of Landowners and RAP of Non-landowners for CP S-04 to CP S-07 (Muntinlupa-Calamba Section), the DOTr has obtained conditional ADB approval for all these DED RAPs, and RAP for the Tunnel Section has already been fully approved by ADB as of June 2025 as shown table below.

Table II-1. Contract Package for SCRP and corresponding DED RAP

CP	Area Coverage	Target AP	Approval
S-02	Manila Phase 2 (Blumentritt to Paco)	Landowners and non-landowners	Conditional approval on January 17, 2023
S-03 a,b,c	Makati to Buli, Muntinlupa	Landowners and non-landowners	Conditional approval on January 22, 2023
S-03b	Senate-FTI Tunnel Section	Landowners	Conditional approval on January 22, 2023 Full approval on October 11, 2024
S-04 to S-07	Muntinlupa Area 1 to Calamba	Landowners	Conditional approval on July 27, 2022
		Non-Landowners	Conditional approval on July 27, 2022

12. The approval is subject to the DOTr satisfying the conditions that prior to handing over land for civil works construction, DOTr will prepare Due Diligence Reports (DDRs) for utility relocation, landlocked areas, community facilities and resettlements sites. These addendums as required and DDRs will be submitted for ADB review, approval and implemented prior to giving site clearance in such sections. Also, for mortgaged properties, it was required for DOTr to ensure that compensation is at replacement cost which will allow the affected household to restore the assets with at least the same conditions as before the project acquisition and to closely monitor this. As required by ADB, DOTr prepared a time-bound action plan with timelines and submitted it to ADB on September 6, 2022.

13. During this reporting period, the Compliance Monitoring Report (CMR) site inspections were conducted for CP S-02 on February 24, 2025, CP S-07 on March 10, 2025, and in CP S-03c on May 22, 2025, for the free and clear area handed over to the contractors. It was confirmed that there were no significant issues with compliance status for permanent civil work construction.

14. ADB-DOTr Bi-weekly meeting was conducted on January 24, March 7, April 4, May 9, and June 10, 2025, to discuss not only the status of the requirements under conditionally approved RAPs but also construction and RAP implementation status.

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15. Activities to prepare DDRs and required reports are ongoing as of June 2025. Summary of ADB conditions and compliance status as of June 2025 is shown in the table below.

Table II-2. Summary of ADB conditions and compliance status

CP	DD RAP Section	ADB Concurrence	ADB Conditions/Necessary Actions	Status
S-02	Blumentritt to Paco	17-Jan-23 (Conditional)	DDR for Utilities relocation including NGCP Relocation (Site 6) Updated valuation results with RAP budget List of consultations conducted after 2021 DDR for Relocation Sites	Revised DDR submitted to ADB on Nov 7, 2023, received further comments on Nov 23, 2023, for revision Pending (Awaiting appraisal report) Submitted on Feb 28, 2023 Draft DDR for the new relocation site was compiled and under review
S-03a, b, c	Makati- Buli (Muntinlupa)	22-Jan-23 (Conditional)	DDR for Relocation Sites DDR for Landlocked/restricted areas (including S01, 02) DDR for Community facilities (including S01, 02) DDR for Utilities relocation Updated valuation results with RAP budget Develop detailed LRIP	Draft DDR for the new relocation site was compiled and under review On-going drafting On-going coordination with LGUs/owners Received ADB comments on Nov 7, 2023, for revision Pending (Awaiting appraisal report) Draft detailed LRIP submitted to ADB in Mar 2024, under review
S-03b	Tunnel Section	22-Jan-23 (Conditional) 11-Oct-24 (Full approval)	Communication and consultations regarding easement agreement Possible impact due to additional soil investigations Updated RAP if any APs do not accept the subterranean easement agreement	Rapid survey forms were signed by private LOs, Coordination with government LOs ongoing Revised DDR submitted to ADB on Feb 2, 2024, ADB cleared internally on Feb 5, 2024 Negotiation for subterranean easement agreement has not started yet
S-04~07	Muntinlupa-Calamba	27-Jul-22 (Conditional)	DDR of Utilities Relocation DDR of Resettlement Sites DDR of Landlocked Areas DDR of Community Facilities Assessment of Mortgaged Properties	Approved by ADB on Sep 5, 2023 Received further ADB comments for revised DDR on Aug 14, 2024, ongoing additional data gathering and revision Approved by ADB on Sep 5, 2023 Received further ADB comments on Sep 5, 2023, for revision Revised report submitted to ADB in Nov 2023, received ADB comments on May 8, 2024, for revision

16. **CP S-04 to S-07 Muntinlupa Area 1 to Calamba:** DOTr is required to prepare DDRs covering the Utility Relocation and NGCP Relocation, Landlocked areas, affected Community Facilities and Resettlements Sites with LRIP updated development plan. Also, for mortgaged properties, it was required for DOTr to ensure that compensation is at replacement cost which will allow the affected household to restore the assets with at least the same conditions as before the project acquisition and for DOTr to closely monitor this. During the 2nd quarter of 2023, DDRs were prepared and submitted to ADB, then DOTr received ADB comments on July 14, 2023. Revised DDRs for utility relocation, landlocked areas and community facilities were submitted to ADB by August and DDRs for utility relocation and landlocked areas were approved by ADB on September 5, 2023. DDRs for community facilities and resettlement sites are required for further revision, thus necessary data and information collection is ongoing as of June 2025.

(i) **Utility Relocation** - Approved by ADB on September 5, 2023

(ii) **Landlocked Areas** - Approved by ADB on September 5, 2023

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(iii) **Community Facilities** - DDR was compiled and submitted to ADB on May 3, 2023. ADB provided their comments on July 14, 2023, and revised DDR submitted to ADB on August 11, 2023. However, further comments have been made by ADB on September 5, 2023. It requires to confirm relocation sites for several public owned community facilities which still doesn't have relocation plans. As of June 2025, coordination with LGUs and owners of these community facilities is still ongoing to confirm final relocation plans to obtain necessary information to finalize DDR.

(iv) Resettlement Sites - The preparation of the DDR for Resettlement Sites depends mainly on the criteria used for site selection and the findings of SHFC. During the 2nd quarter of 2023, the survey to gather HHs' responses on the newly proposed relocation sites at San Pedro, Binan and Cabuyao through the Project Information Brochures (PIBs) was conducted, and the result was incorporated in the DDR. However, in addition to these 3 LGUs, the property in Barangay Bagong Silang in San Pedro was identified as the new relocation site for Muntinlupa. The Site Selection Committee (SSC) and LIAC approved it as the Near City Relocation Site in October 2023, while SHFC Board approved it on October 29, 2024. The consultation with APs was conducted through the community assembly, and Stakeholder Consultation Meeting (SCM) with Project Information Brochures (PIBs) relocation site survey was conducted from November to December 2023. Revised DDR incorporated the survey result of SCM for Muntinlupa with PIBs relocation sites survey was compiled and endorsed to ADB in July 2024. ADB provided further comments on August 14, 2024. As of June 2025, additional data gathering and further revision of DDR is ongoing to fully address ADB comments.

(v) **Mortgaged Properties** - For mortgaged properties, the task is to identify all project affected mortgaged properties and to coordinate the status of mortgages of APs, meetings with concerned mortgagees such as National Housing Authority (NHA), Pagtutulungan sa Kinabukasan, Ikaw, Bangko, Industriya at Gobyerno (Pag-IBIG) Fund, Government Service Insurance System (GSIS), and Banko Sentral ng Pilipinas (BSP) have been conducted from August to November 2022. As a result, 107 mortgaged properties have been identified as of August 2023. The count is based on the documents at hand that may change after assessment of submitted documents by the landowners. Based on the available information, draft report was compiled and submitted to ADB in November 2023. ADB has provided comments on May 8, 2024, and as of June 2025, additional data and information collection is ongoing to address ADB comments.

17. **CP S-02 Manila Phase 2 (Blumentritt to Paco), CP S-03a, b, c Makati to Buli, Muntinlupa:** For S-02 and S-03a, b, and c, DOTr is also required to prepare a DDRs covering the Utility Relocation and NGCP Relocation, Landlocked areas, affected Community Facilities and Resettlement Sites with detailed LRIP. In addition, updated valuation results with the RAP budget and the list of consultations conducted after 2021 are required. The report related to consultations activities conducted after 2021, including the LRIP ongoing consultations with respective revisions or updates on the LRIP plan, was compiled in February 2023. DDRs for Landlocked areas and affected Community Facilities are still ongoing data gathering and drafting as of June 2025.

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(i) **Resettlement Site** - Draft DDR for off-city relocation site of S-02 and S-03a, b, c, Manila, Makati and Taguig at Carissa Home and LRIP activities with livelihood Mapping at the receiving LGUs was submitted to ADB on April 4, 2023. However, in September 2023, it was confirmed that Carissa Homes is no longer intended for the relocation sites for the affected HHs in NCR areas. Instead, the South Savannah Homes Property at Naic, Cavite is the relocation site for the Manila APs, and the Golden Sunrise Property at Naic, Cavite was proposed for Makati and Taguig. Draft DDRs for both new relocation sites were compiled and are under review before endorsement to ADB as of June 2025.

(ii) **Utility Relocations -** Regarding utility relocation, DDR for S-02 and S-03a, b, c was submitted to ADB on April 4, 2023, and ADB comments were iteratively provided by November 2023. To finalize DDRs, final relocation plans from NGCP are necessary. As of June 2025, DDRs for utility relocation are still under further revision. The final relocation plan of NGCP from Manila to Taguig has been shared in June 2024 and due diligence activities were conducted. Based on the result of due diligence activities, NGCP further updated the final relocation plan of Site 6 Segment 1 (Sta Mesa-Paco, Manila) and submitted it to DOTr in March 2025. For Segment 2 (Paco, Manila-Senate/Dep-Ed, Taguig), the updated final relocation plan was shared on May 21, 2025. PROW revision for the area to be acquired including the working area is ongoing as of June 2025.

18. **Senate-FTI Tunnel Section (a part of CP S-03b):** For this Section, DOTr complied with the outstanding requirements prior to finalizing the RAP document and ADB confirmed its full approval during the bi-weekly meeting with ADB on October 11, 2024. RAP is based on the expressed intentions of APs that they will sign to the subterranean easement agreements. Should any APs not agree to sign the easement agreement then land acquisition will be required, and the RAP will need to be updated to present the impacts and mitigation measures, including compensation.

    (i) **Communication and Consultations -** DOTr will need to ensure proper communication of the options for easement/acquisition with affected people to ensure relevant information is meaningfully shared with them. For this requirement, a General Assembly with private landowners was conducted on June 28, 2023, and Rapid Survey Forms on the perpetual easement agreement, conducted in November 2022, were signed by the landowners as attachment for the DED RAP Report. For affected government agencies, coordination meetings regarding perpetual easement agreements have been continuously conducted between DOTr and respective agencies.

    (ii) **Possible impact due to additional soil investigation -** A series of borehole drilling for ground testing will be required, thus DOTr will need to ensure, that the Contractor and Supervision Consultant develop appropriate procedures to screen for potential impacts to people and their properties, avoid impacts where possible, or ensure proper mitigations measures are planned and implemented where impacts cannot be avoided. For this requirement, draft DDR was submitted to ADB on April 4, 2023. ADB comments were provided on July 14, 2023, then revised DDR was submitted to ADB for review on September 15, 2023. A further revised DDR based on ADB comments was

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submitted on November 17, 2023, and February 2, 2024, then ADB finally cleared on February 5, 2024.

2. Final Masterlist of Affected Person

19. The final masterlist of non-landowner (NLO) affected persons (APs) is prepared through DOTr's verification of required documents submitted by APs. The masterlist will be the basis in disbursing compensation and entitlements indicated in the RAP.

20. The pre-qualification process for the validated HHs from the initial endorsed masterlist was completed, while the recently endorsed due to claimant household masterlist inclusion is ongoing for the entire SC. It focuses on the APs with good census or no issues and concerns, those who have no record of award from NHA and SHFC or other government housing projects and pre-qualified for socialized housing. Any findings from the pre-qualification process related to the APs, such as out during validation, incomplete document requirement, or even having been previously awarded in other social housing, will go to the BSAAC deliberation process. As of June 2025, the BSAAC validation process and the production of the final Masterlist is ongoing for the entire SC section.

21. For Manila 2 to Calamba section, there were 1,655 AHs with good census status in Manila 2 section, 86 AHs in Makati, 508 AHs in Taguig, 26 AHs initially qualified in Paranaque, 678 AHs qualified with resolution and 690 AHs had a good census status for Muntinlupa. However, these are subject to change depending on the results of desk review of their respective BSAAC forms. For Calamba, a partial list of the good census of 1,245 AHs has been identified and in addition, 116 AHs are the good census for Cabuyao, 1,346 AHs for Binan, and 341 AHs for Sta. Rosa and 346 AHs for San Pedro. Prequalification activities are ongoing and continuous per batch, as it was found that there are still APs that have not been surveyed and interviewed in some tagged structures across the LGUs.

22. All APs within the PROW will undergo the due diligence process, including the complaints received by both GRM and Barangay and the review of AHs that were not surveyed. After endorsement of the result to LIAC (inclusion or non-inclusion in the NLO Masterlist), the masterlist will go through the regular process of the BSAAC Deliberation. All APs located within the PROW are to be listed in the final masterlist of project entitlement beneficiaries. Any additional APs not included in the current masterlist of beneficiaries for socialized housing will be subject to BSAAC deliberation for inclusion or non-inclusion.

3. Status of Social Preparation

23. As stated, status of social preparation activities as of June 2025, the BSAAC validation process and the production of the final master list is ongoing, and the community assemblies are being conducted for the entire SC section. During this reporting period, community assemblies were conducted in Muntinlupa City for the National Capital Region and in Calamba City for Laguna.

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Table II-3. Status of Social Preparation Activities and Finalization of Masterlist

LGU	VALIDATION OF DD MASTER LIST	PRE-QUALIFICATION	BSAAC VALIDATION	PRODUCTION OF FINAL MASTER LIST
Manila	Completed Ongoing for additional claimants	Ongoing (489 AHs for Manila 2)	Ongoing (Good census 1655, disqualified 32 AHs)	Ongoing
Makati	Completed	Ongoing (254 AHs)	Ongoing (Batch 1 – 135 APs) (Good census 86 AHs, For NHA Pre-qualification – 2; Moved Out – 35, Unknown – 12; with complete documents - 5)	Ongoing
Taguig	Completed	On-going (441 AHs)	Ongoing (Batch 1 – 595 APs) (Good census – 508; with draft Resolution – 161; with Complete Documents – 223)	Ongoing
Parañaque	Completed	Ongoing (19 AHs)	Ongoing (Batch 1 – 38) (Initially qualified – 26; Waived – 3; For further evaluation – 9	Ongoing
Muntinlupa	Completed	Ongoing (54AHs)	Ongoing (Qualified with Resolution - 678 AHs, Good Census – 690 AHs, With NHA Hit – 59 AHs, Census Cases – 351 AHs, Double Entry – 21 AHs, Validated with Lacking Info – 47 AHs, Waived w/ Notarized Waiver – 2 and Disqualified with Resolution – 68 AHs	Ongoing
San Pedro	Completed	Ongoing (231 AHs)	Ongoing (Qualified-124 AHs, potentially qualified-222 AHs, disqualified-52 AHs, waived-6 AHs, moved-out-83 AHs)	Ongoing
Biñan	Completed	Complete (704 AHs)	Ongoing (Qualified-669 AHs, potentially qualified-677 AHs, Disqualified-245 AHs, waived-4 AHs, moved out-269 AHs)	Ongoing
Sta. Rosa	Completed	Ongoing (209 AHs)	Ongoing (Qualified-132 AHs, potentially qualified-209 AHs, Disqualified-119 AHs, waived-9 AHs, moved out-34 AHs and deceased-1 AH)	Ongoing
Cabuyao	Completed	On-going (12 AHs	Ongoing (Good census 116 AHs and Disqualified 55 AHs)	Ongoing
Calamba	Completed	Ongoing (662 AHs)	Ongoing (Good census 1245 AHs and Disqualified 223 AHs)	Ongoing

STATUS: Not yet started, Complete, On-Going, Not Applicable (i.e., LIAC will not be created, RRAP will not be formulated)

B. Institutional Arrangements for Land Acquisition and Resettlement

24. The DOTr experienced a drastic change of administration during the first quarter of 2025, namely, New Secretary Dizon was appointed on February 13, 2025, and it officially took effect on February 21, 2025. Undersecretary for Planning and Project Development, TJ Batan was reappointed as Undersecretary for Railways effective on February 27, 2025. Ms. Irish C. Calaguas was designated as Assistant Secretary for Right-of-Way - Railways and Road on April 15, 2025, and various measures are being taken to expedite RAP implementation.

1. Recruitment by the SCRP Project Management Office of its Staff

25. As of June 2025, the SCRP PMO filled 296 positions and 156 positions are for the resettlement, land acquisition team and dedicated staff for the implementation of livelihood, while GRM has 3 staff for the operation of the central GRM.

26. As shown in Table II-4, 76 people have been newly hired during this reporting

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period; all of them were assigned for the project`s land acquisition, resettlement and livelihood implementation. All the new recruits go to the standard recruitment and hiring process of the DOTr. Qualification standards set out for each position particularly in the Resettlement Action Plan (RAP) Team are aligned with the required skills set and experience to carry out land acquisition and resettlement process based on the approved RAP. The DOTr is currently undertaking recruitment, orientation and training of the RAP team in preparation for the movement of affected people out of the project right-of-way (PROW). The Office of the Undersecretary for Railways (OUR) provided an additional layer of support in the PROW acquisition team of the PMO. Aside from the additional workforce from the OUR to support the PMO, the PMO is still having its own recruitment activities to add to the workforce of field personnel who are coordinating and negotiating with APs.

27. In July 2023, DOTr requested GCR to supplement them with staff to perform as case handlers. GCR mobilized additional 85 staff for both N2 and SC by March 2024. Since additional positions for DOTr PMO has been approved as of September 2024, the Undersecretary instructed the transition of the manpower of GCR to DOTr in late September 2024 to hire Professional-C GCR staff into DOTr ROWSAE organization. By March 2025, transition of GCR staff to DOTr has completed.

28. In late April 2025, Assistant Secretary instructed temporary transfer of DOTr SCRP ISFr Team including LRIP to MCRP to speed up payment of compensation and relocation of non-landowners in MCRP. During this period, DOTr LA Team covered the tasks related to the compensation and relocation of non-landowners.

Table II-4. Personnel Status of the SCRP PMO

No.	Position	No. of Staff (as of December 2024) (a)	No. of Staff (as of June 2025) (b)	Change (b-a)	
					(%)
1	Management	8	8	-	-
2	Administration and Support	18	18	-	-
3	Civil Works	31	31	-	-
4	Environment	16	16	-	-
5	Operations and Maintenance (O&M)	6	6	-	-
6	Transit-oriented development (TOD)	0	0	-	-
7	Procurement			-	-
8	Resettlement and Livelihood officer	40	71	31	178%
9	Land Acquisition Officer	40	85	45	213%
10	Rolling Stock	25	25	-	-
11	Stations	10	10	-	-
12	Utilities	2	2	-	-
13	GRM	3	3	-	-
14	GAD/GESI	2	2	-	-
15	Legal Affairs	8	8	-	-
16	Finance and Billing	11	11	-	-
	Total	**220**	**296**	**76**	**135%**

Source: DOTr HR

29. The new organizational structure of SCRP is shown in Figure II-1. All SC ISF Team augmented N2 from April 30, 2025. Thus, SC was left with LA personnel.

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Figure II-1. SCRP RAP /ROWSA Team Organizational Structure (as of June 2025)

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2. Capacity Building Measures Undertaken

30. Newly hired PMO staff are undertaking a series of induction activities to understand the overall context of the project. The capacity building programs for SCRP covering contract packages S02-S07 have been designed to have both physical presence in the field for an intensive orientation and familiarization not only of the project site, but also of the LGU leaders/coordinators, Barangay officials, the affected households, facilities and institutions assigned to them. The capacity building activity is mostly done through small teams per contract package. The technical skills in case handling are provided by the immediate supervisors of the RAP implementation team through online and coaching sessions conducted every week. The over-all objective of the physical and online training of the staff is for the enhancement of their practical skills required for case handlers in-charge of land acquisition and the resettlement process that is compliant with the social safeguards policy of the Philippine government, JICA and the ADB. As of June 2025, hands-on training and field deployment had been the main strategy of the PMO in capacitating its newly hired staff. The table below is the list of capacity-building activities conducted by the PMO with their staff.

Table II-5. List of Training Conducted from January to June 2025

Activity/Topic	Venue	Date	Participants
Social Safeguards, Gender Equality and Social Inclusion (GESI) and Leadership	ADB Headquarters	February 10-12, 2025	10 (M-5, F-5) PMO members
1st Learning Session on Machinery Appraisal	Green Field Tower	March 21, 2025	25 Land Acquisition Officers
2nd Learning Session on Machinery Appraisal	Green Field Tower	April 08, 2025	53 Land Acquisition Officers
ADB seminar on livelihood and safeguard	ADB Headquarters	April 22, 2025	PMO members

3. Local government resettlement organization and their role in RAP implementation

31. **Project Inter-Agency Committee (PIAC)** – PIAC is primarily responsible for establishing institutional linkages among concerned government offices and creating inter-agency policies for efficient implementation of RAP components. DOTr is yet to convene the PIAC. The holding of a top-level coordination meeting among agency members is a huge challenge due to the non-availability of top-level executives of DOTr and that of the other agencies. The DOTr continues to hold online coordination meetings with key shelter agencies (KSAs) and other national government agencies (NGAs) involved in the policy, preparation and implementation levels to discuss their participation in the implementation of the RAP and sought their cooperation in identifying solutions to speed up housing construction, provision of social services and livelihood projects in the relocation sites (please see Appendix Record of Coordination Meetings). On March 25, 2024, **Administrative Order No.19, Creating the Inter-Agency Committee (IAC) for Right-of Way Activities for National Railway Projects** was issued. It aims to accelerate the implementation of railway projects, and ensure high-level cooperation and support from concerned government agencies to streamline the process of land acquisition and delivery of services to AP. Chairperson is DOTr, co-chaired by Department of Human Settlement and Urban Development

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(DHSUD), members are Department of Interior and Local Government (DILG), Department of Social Welfare and Development (DSWD), Department of Environment and Natural Resources (DENR), Department of Finance (DOF), Department of Budget and Management (DBM), Department of Justice (DOJ) and Office of the Solicitor General (OSG).

32. First meeting with the top level Inter agency with office of the President representative was held on April 25, 2024. All agencies attended except DBM and DOF. The meeting is an introduction to agency representatives. Various issues related to each agency were discussed, and all agencies understand the significance and importance of the Railway Projects to national development. However, budget concerns were not discussed due to the absence of DBM and DOF. DOTr drafted Implementing Guidelines of AO No.19 and shared with all member agencies for review and comments. A second meeting was held on May 30, 2024, and issues related to each agency were continuously discussed. Implementing Guidelines of AO 19 has been deemed acceptable by the Members/Representatives upon incorporating the comments provided by the members. Also, creation of Technical Working Groups (TWGs) was agreed. DOTr Attorney was assigned as member of TWG of IAC, and she is also the focal person/representative of OSG in the IAC. It is expected that closer coordination between OSG and DOTr will be established to expedite the expropriation process for DOTr railway project. Also, to ensure the expeditious resolution of expropriation cases involving national railway projects, the Supreme Court has designated additional Regional Trial Courts (RTCs) as Special Expropriation Courts through A.M. No. 24-06-65-RTC, issued on June 20, 2024. A third meeting was held on August 29, 2024, and continuously discussed pending deliverables from each agency, status of compliance, updates from TWGs, status of the ongoing projects, and other matters. As of June 30, 2025, no meetings have been held since August 29, 2024.

33. **RAP Implementation and Management Committee (RIMC)** - Since the majority of LGUs have newly elected mayors and local officials, the RIMC Memorandum of Agreement (MOA) must go through the LGU signing process again. The RIMC creations in the NCR Section are ongoing discussions with the LGUs. On the other hand, all the RIMC MoAs for Laguna LGUs were completed and signed by the LGU's mayors. The DOTr also already signed the MOAs and endorsed PNR for signing. The dates of signatories are shown in Table II-6.

34. **Local Inter-agency Committee (LIAC)** - All LGUs completed the creation of LIAC. The LIAC meeting in SC is conducted regularly in each LGU as shown in Table II-7.

35. A regular KSA coordination meeting in the SC section was held on June 17, 2025, and discussed the status of development or construction of resettlement sites, finalization of household masterlists, social preparation activities, issues and concerns, and upcoming activities. Data harmonization meetings with KSAs were held in February and March 2025.

36. Regarding off-city relocation sites for NLO APs in the cities of Manila, Makati, and Taguig, the revised Memorandum of Agreement (MOA) between DOTr and the Municipal Government of Naic, Cavite was signed by the municipal mayor and by Secretary Vicencio Dizon. The MOA ensures that the DOTr is to provide social, financial, technical, and/or other assistance to the LGU of Naic, as well as the

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LGU's commitments. As a result of the Strategic Planning held to identify the needs, type of assistance, and the amount of financial assistance to be provided by DOTr, a Supplemental MOA between DOTr, and Naic receiving LGU will be executed. The requirements are yet to be completed by the Naic LGU to proceed with the drafting of the supplemental MOA. The Naic receiving LIAC has also convened, and meetings were held on April 3, 2025, and April 7, 2025.

37. During this reporting period, National and Local Elections were conducted on May 12, 2025. Since DOTr successfully obtained Certificate of Exception from Commission on Elections (COMMELEC) dated March 27, 2025, RAP implementation was not hampered by the election ban. However, because of the mid-term elections, five (5) LGUs including the receiving LGUs, namely Manila, Makati, Parañaque, Biñan, and Naic are expected to have changes in mayorship / local chief executives (LCE). It is necessary to have Information, Education, and Communication (IEC) Meetings with the newly elected LCEs once they have assumed their office in July to ensure continuous cooperation and partnership.

Table II-6. Establishment of Agreed Institutional Requirements Prior to Relocation Activities

LGU	MOA SIGNING WITH SHFC	MOA SIGNING WITH LGU	*RIMC Creation	LIAC Creation	Formulation of RRAP
Manila	Complete (MOA between the DOTr, PNR, SHFC, and HUDCC amended and restated in December 2018)	Ongoing	On going (MOA done review of Manila City Legal Office; for endorsement to City Council for the passing of Resolution allowing the city mayor to enter MOA with DOTr)	Complete	Manila 2 RRAP was conducted on 17-19 August 2022 (Revisiting RRAP was conducted on 04-06 Sep 2024)
Makati		Ongoing	Ongoing (For follow up in Makati LGU - The RIMC MOA is signed by DOTr and PNR but still pending at the City Mayor's office for review and approval)	Complete	RRAP workshop was conducted on 28-30 April 2025.
Taguig		Ongoing	Ongoing (For discussion with Taguig)	Complete	RRAP Revisiting Workshop conducted on 02-04 October 2024. The RRAP was approved by the LIAC on the same day.
Parañaque		Ongoing	Ongoing (For discussion with Paranaque LGU)	Complete	RRAP Workshop conducted in May 2022
Muntinlupa		Ongoing	Ongoing (For Follow up of SP Resolution)	Complete	RRAP Revisiting Planning Workshop conducted on 2-4 April 2025
San Pedro		Ongoing for Public Rental Facility	Complete San Pedro's Mayor signed the RIMC MOA on 06 October 2023, finalizing drafting of supplemental MOA for convening of RIMC	Complete	Revisiting the RRAP workshop conducted on 26-27 October 2023
Biñan		Completed for Public Rental Facility	Complete / For revision due to change of signatory (Biñan's Mayor signed the RIMC MOA on 13 December 2023)	Complete	RRAP was revisited last 17-18 October 2024. No revision or updating as to date.

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LGU	MOA SIGNING WITH SHFC	MOA SIGNING WITH LGU	*RIMC Creation	LIAC Creation	Formulation of RRAP
Sta. Rosa		Ongoing	Complete (Santa Rosa's Mayor signed the RIMC MOA on 06 October 2023) For Follow up of SP Resolution for revised RIMC MOA due to change of signatory	Complete	Revisiting the RRAP workshop conducted on 5-6 October 2023
Cabuyao		Ongoing	Complete (The RIMC with revision of signature was signed on 13 March 2024) Finalizing drafting of supplemental MOA for convening of RIMC	Complete	Revisiting the RRAP workshop conducted on 19-20 October 2023
Calamba		On going The MOA is targeted to be finalized and signed this year.	Complete/ For revision due to change of signatory (Calamba's Mayor signed the RIMC MOA on 21 September 2023 and the 2nd Ceremonial MoA signing on 06 October 2023.) Released another SP Resolution for RIMC MOA due to change of signatories on 12 December 2024	Complete	RRAP Revisiting workshop was conducted on 9-10 October 2023
Naic		Ongoing The PRF MOA for revision in consideration of DHSUD's comment. SHFC Socialized Housing supplemental MOA for drafting	Not Applicable	Complete	A Strategic Planning was conducted on 25-27 September 2024

STATUS: Not yet started, Complete, On-Going, INC (incomplete), Not Applicable (i.e., LIAC will not be created, RRAP will not be formulated)
***Note:** Due to the oath-taking of the newly elected City and Municipal Mayors and Provincial Governors, an IEC with the new LGU administration is still ongoing for the RIMC MOA to be signed under the new administration.

Table II-7. Status of LIAC and Meeting Schedule

LGU	LIAC Regular Meeting Schedule	Status of LIAC Sub-committees	LIAC Sub-committees Regular Meeting Schedule	Status of LIAC Resolution
Manila	Every 2nd and 4th Tuesday	Done	Every 2nd Wednesday of the month	Approved: LIAC Resolution No. 01, S.2021 "Creation and Organization of Sub-Committees to Undertake the Relocation Activities of Informal Settler Families (ISFs) Affected by the NSCR-Ex Project traversing Barangays in Manila City" Approved LIAC Resolution No. 02, S.2021 "Resolution Recommending the Provision of Rental Subsidy and/or Financial Assistance and Other Entitlements to Census-Project Affected Persons of the NSCR-Ex Project in the City of Manila" Approved LIAC Resolution No. 03, S.2022 "Resolution Approving and Adopting the City Government of Manila Phase 2 Relocation and Resettlement Action Plan for the NSCR-Ex Project" Approved LIAC Resolution No. 01, S.2023 "A Resolution Approving GRDC and RDC as the Intended Developer to Construct and Develop the Proposed Relocation Sites, both situated in Barangay Malainen Bago, Naic, Cavite as Suitable and Possible Off-City Relocation Sites for

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LGU	LIAC Regular Meeting Schedule	Status of LIAC Sub-committees	LIAC Sub-committees Regular Meeting Schedule	Status of LIAC Resolution
				the ISFs and NLO PAFs affected by the NSCR-Ex Project Traversing the Barangays in the City of Manila"
Makati	Every 3rd Wednesday (subject for approval of the Makati LGU)	Done	Every last Tuesday of the Month	Approved CMIAC Resolution No. 2 Approving the Proposed Relocation Sites (Golden Sunrise and South Savannah) located in Brgy. Malainen Bago, Naic, Cavite Approved CMIAC Resolution No. 3 on the Provision of Rental Subsidy to Qualified NLO APs in Makati City Approved The Beneficiary Selection, Awards, and Arbitration Committee (BSAAC) Code of Policy (COP) and BSAAC Guidelines
Taguig	Every 3rd Thursday	Done	Every 1st Friday of the month	On-going collection of documentary requirements and pre-qualification by the SHFC for the Batch 1 Priority APs (Brgy. Western Bicutan (110 NLO APs) and Brgy. North Daang Hari (486 NLO APs).
Parañaque	Last Friday of each month as per agreement with LGU during DOTr-GCR and LGU coordination meeting on 28 Feb 2023)	Ongoing	Depend on the members availability	The LIAC resolution for subcommittee SSC, BSAAC, LRIP and Social Preparation have not signed, but convening depends on the members availability Ongoing for Relocation site approval for In-City at Osorio Compound
Muntinlupa	Every 1st Thursday	Done	Every 1st Wednesday of the Month	Approved and signed LIAC-BSAAC resolution no. 1 on July 7, 2024, a resolution approving 201 qualified APs.
San Pedro	Every 2nd Wednesday	Done	Every 2nd Friday of the Month	Ongoing for PQ, DQ, and BSAAC Resolution and ongoing completion LGU signatories for Housing Units
Biñan	Every 3rd Thursday	Done	Every 4th Wednesday of the Month	Project cost approved, and ongoing construction of Bldgs is ongoing. 15,16,20 & 21: 314 Units
Sta. Rosa	Every 2nd Thursday	Done	Every 3rd Wednesday of the Month	Ongoing approval of the Relocation Site
Cabuyao	Every 3rd Thursday	Done	Every 3rd Thursday of the Month	LIAC approved the near-city relocation for the affected families of the NSCR-Ex Project at the meeting on 21 June 2024.
Calamba	Every 4th Wednesday	Done	Every 1st Thursday of the Month	On the 14 May 2024 LIAC Meeting, Baque Corporation reported 95% completion (substantially completed) of Building 6 and 84.02% completion of Building 5

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C. Status of RAP Implementation

1. Availability of Required Funds with the DOTr

38. The signed MOA between the Land Bank of the Philippines (LBP), DOTr and PNR, set out the payment mechanism for all the affected people's (APs) entitlements. LBP is the partner agency of DOTr who will issue the actual payment to all affected landowners (LOs) and non-landowners (NLOs). The funds deposited to LBP will ensure that APs can open an account with LBP and receive their entitlement through deposits to that account. For the release of funds for the entitlement, the Finance Division of the DOTr required the submission of the list of eligible APs with the corresponding non-housing cash entitlement amounts and a Budget Execution Document No. 3 (Monthly Disbursement Program).

39. Total cost and budget for resettlement and acquisition of land assets based on approved DED RAPs is around Php 58 billion and DOTr has disbursed Php 5.8 billion (10%) as of June 2025.

D. Delivery of Entitlements

1. Compensation Disbursed According to the Entitlement Matrix

40. As of June 2025, NoTs have been delivered to landowners of 1,633 lots (77%), OtBs have been issued for landowners of 250 lots for all LGUs in the South Section except Taguig. OtB for 167 lots accepted, 55 lots were refused, 28 lots are under negotiation, 52 DOAS signed, 39 lots were fully compensated including structures of 10 lots, 1 lot under mortgage was partially compensated by DOTr and the deposit of expropriation for 1 lot with a structure was paid (considered as partially paid). Regarding 55 lots OtB refused, DOTr proceeds expropriation. Lot ID 40133 (CP S-03c) in Paranaque registered under MRH Corporation was endorsed to the Office of Solicitor General (OSG) for Expropriation. OSG filed the case in Regional Trial Court (RTC) on October 8, 2024. Court issued order to issue Writ of Possession (WOP) dated November 4, 2024, and WOP was served to MRH on January 9, 2025. MRH turned over the property to DOTr on January 16, 2025. The court hearing to identify just compensation was conducted on February 11 and March 6, 2025, but no final determination yet as of June 2025. In addition, DOTr endorsed 2 lots in Cabuyao (Lot ID 90044 and 90045, CP S-06) to OSG in March 2025. The collation of requirements, drafting and review of Expropriation Case Profile (ECP) and Affidavit of Service (AoS) is ongoing for other lots for expropriation.

41. For non-landowners, the issuances of NoT for Structure Owners (SO) and *Pabatid* (Notice) for Non-Structure Owners (NSO) within PNR lots are ongoing. In total, 4,790 Notices out of 13,918 (34%) were issued as of June 2025. The due diligence and revisions of NoT and *Pabatid* (Notice) are ongoing for the HHs/APs with issues and concerns. The preparation and issuance of Offer to Compensate (OtC) for SOs and collection of reply letter are continuing for all LGUs in the South Section except Makati, Taguig, and Paranaque; a total of 639 OtCs issued and collected reply letter by this reporting period. The Request for Legal Pass (RfLP) for Agreement to Demolish and Remove Structures / Improvements (ADRI) for SOs who have accepted the offer has also continued and 136 ADRI signed by SOs in San Pedro, Binan, Sta Rosa, Cabuyao and Banlic Depot. As of June 2025, payment for 51 APs (34 SOs and 17 NSOs) in Banlic Depot, 2 SOs in Cabuyao

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and 16 NSOs in Calamba, a total for 69 APs, has been credited to their LBP account and were released to APs.

42. As discussed from the 1st quarter of 2022, as another issue of land acquisition in this section, it was found out that some lots affected in Taguig LGU are covered by Proclamation 124 and the landowner-claimants are holding Certificates of Eligibility for Lot Awards (CELA) which is not considered equivalent to a Transfer Certificate of Title (TCT). Some landowner-claimants have failed to convert this CELA into a TCT by applying through the appropriate government agency. DOTr continued coordination with Taguig LGU and Department of Environment and Natural Resources (DENR)-NCR to find a resolution or compromise on the matter. A General Assembly was conducted on September 10, 2022, and Rapid Land Tenure Assessment Survey (RLTA) was conducted on September 12-14, 2022, to clarify the status of CELA holders and residents in this area. During the 4th quarter of 2022, DOTr decided that CELA holders that were not able to transfer their rights to an approved Transfer Certificate of Title (TCT) shall be considered non-landowners. The final list of the application status of affected CELA holders in Barangay Fort Bonifacio was formally endorsed on January 11, 2024. Out of 236 total lots, 47 lots with approved Deed of Sale, 27 lots for continuance of processing, 37 lots for LIAC resolution, 80 lots unapplied and no longer be accepted for endorsement as non-landowners, 45 lots are other lots such as footpath, under Republic of Philippines, etc. DOTr coordinated with DENR, Taguig LGU and DHSUD regarding titling process, and the new TCT has been started to be released in February 2025 and is ongoing as of June 2025.

43. Regarding GFI appraisal, a meeting with LBP regarding guidance for appraisal computation was conducted on September 21, 2022, and found that fence height and water tank capacity are necessary for proper computation. However, there are cases where fence heights are not available in existing Basic Plans. Thus, site measurement of fence height and water tank capacity by licensed civil engineers of GCR in coordination with DOTr was commenced in October 2022, and fence height measurement reports have been prepared to provide additional data for appropriate computation for these fences. In case fence heights are available in the Basic Plan, validation reports will be prepared. This activity is continuedly being done for the south section as of June 2025. Also, DOTr agreed with LBP to conduct re-appraisal for those affected areas changed due to Parcellary Survey Plan update and supplemental appraisal for additional lots and structures. For SC, additional appraisal was conducted for Taguig and Paranaque, where Development Bank of the Philippines (DBP) was the original GFI for appraisal but changed to LBP, and for previously un-appraised and additional affected properties throughout the south section from January to July 2024. Appraisal reports for additional appraised lots and structures were partially released by December 2024 but are still awaiting the report for Taguig as of June 2025. DOTr continuously do follow up with LBP for the release schedule of the remaining reports.

44. Table II-8 presents the status of pre-disbursement activities; Table II-9 shows the actual status of compensation and disbursement. Information on the land handover status per LGU and contract packages is presented in Table II-10.

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Table II-8. Status of Pre-Disbursement Activities

STATUS		LOCAL GOVERNMENT UNIT											TOTAL
		Manila 2	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba	Banlic (Calamba)	
NOTICE OF TAKING	TOTAL AFFECTED LOTS (subject to change after issuance of NOT)	563	177	367	114	261	102	127	54	188	139	42	2,134
	ISSUED	295	159	257	102	231	100	112	38	165	135	39	1,633
	NOT YET ISSUED	268	18	110	12	30	2	15	16	23	4	3	501
	PROGRESS (%)	52%	90%	70%	89%	89%	98%	88%	70%	88%	97%	93%	77%
OFFER TO BUY	ISSUED PER LOTS	12	46	0	21	29	25	10	4	58	10	35	250
	NOT YET ISSUED	551	131	367	93	232	77	117	50	130	129	7	1,884
	PROGRESS (%)	2%	26%	0%	18%	11%	25%	8%	7%	31%	7%	83%	12%
LEGAL APs WHO AGREED TO NEGOTIATED SALE	APs WITH INCOMPLETE DOCUMENTS (6 MO. EXT)	6	28	0	8	3	1	1	0	4	1	4	56
	FOR EJS (6 MO. EXTENSION)	0	1	0	0	1	1	2	0	0	0	10	15
	APs WITH COMPLETE DOCUMENTS	4	17	0	0	14	23	9	4	2	9	29	111
	APs WITH VALIDATED DOCUMENTS	2	6	0	0	2	9	0	2	0	7	24	52
	WITH SIGNED DOAS	2	6	0	0	2	9	0	2	0	7	24	52
	WITH SIGNED ADRI	0	1	0	0	0	0	0	0	0	0	0	1
	PROGRESS (%)	0%	3%	0%	0%	1%	9%	0%	4%	0%	5%	57%	2%
APs FOR EXPRO PRIATION	REFUSED NEGOTIATED SALE	0	0	0	4	1	0	0	0	50	0	0	55
	CANNOT BE FOUND	7	0	0	0	10	0	0	0	8	5	0	30
	CANDIDATE FOR EXPROPRIATION	19	9	3	10	0	2	9	0	6	0	1	59
ISF APs	TOTAL AFFECTED CLAIMANTS	2,758	531	1,605	125	1,916	655	2,626	779	224	2,643	56	13,918
	NOTICE ISSUED	918	174	1,122	41	621	543	641	275	80	320	55	4,790
	WITH DISPUTED CLAIMS	0	0	0	0	0	0	0	0	0	0	0	0
	WITH INCOMPLETE DOCS	2,341	386	975	79	1,846	618	2,305	759	206	2,617	2	12,134
	WITH COMPLETE DOCS	417	145	630	46	70	37	321	20	18	26	54	1,784

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STATUS		LOCAL GOVERNMENT UNIT											TOTAL
		Manila 2	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba	Banlic (Calamba)	
	VALIDATED/VETTED ELIGIBLE APS	191	0	0	0	0	0	0	0	0	0	56	247
	WITH ACCEPTED OTC	32	0	0	0	63	77	204	124	35	67	37	639
	WITH SIGNED ADRI	0	0	0	0	0	24	54	20	2	0	36	136
	PROGRESS (%)	0%	0%	0%	0%	0%	4%	2%	3%	1%	0%	64%	1%

Table II-9. Status of Actual Disbursement of Compensation

TYPE OF IMPACT	STATUS OF COMPENSATION	LOCAL GOVERNMENT UNIT											TOTAL
		Manila 2	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba	Banlic (Calamba)	
LAND	TOTAL AFFECTED PRIVATE LOTS	563	177	367	114	261	102	127	54	188	139	42	2,134
	FULLY PAID	1	3	0	0	2	7	0	1	0	4	21	39
	PARTIALLY PAID	0	0	0	1	0	0	0	1	0	0	0	2
	PROGRESS (%)	0%	2%	0%	1%	1%	7%	0%	4%	0%	3%	50%	2%
STRUCTURE	TOTAL ELIGIBLE APs[1]	1,290	131	693	67	1,406	379	1,499	489	176	1,497	39	7,666
	FULLY PAID	1	3	0	0	1	5	0	0	2	0	34	46
	PARTIALLY PAID	0	0	0	1	0	0	0	0	0	0	0	1
	PROGRESS (%)	0%	2%	0%	1%	0%	1%	0%	0%	1%	0%	87%	0.6%
CROPS AND TREES	TOTAL ELIGIBLE APs[2]	349	6	66	18	299	184	312	287	91	309	8	1,929
	FULLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
LOSS OF INCOME	TOTAL ELIGIBLE APs	537	108	573	140	573	107	429	78	78	446	53	3,122

[1] ibid
[2] ibid

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TYPE OF IMPACT	STATUS OF COMPENSATION	LOCAL GOVERNMENT UNIT											TOTAL
		Manila 2	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba	Banlic (Calamba)	
(MICRO-BUSINESS)	FULLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
LOSS OF INCOME (S, M, L , BUSINESS)	TOTAL ELIGIBLE	5	14	2	9	12	2	8	1	4	15	11	83
	FULLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
LOSS OF INCOME (DISPLACED EMPLOYEES)	TOTAL ELIGIBLE	2,009	1,508	2,731	531	4,681	880	3,077	835	606	3,575	259	20,692
	FULLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
LOSS OF INCOME FOR AGRI/AQUA (INCLUDING TENANTS, CARETAKERS, RENT-FREE-FARMERS)	TOTAL ELIGIBLE	0	0	0	0	9	2	8	10	7	20	12	68
	FULLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

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Table II-10. Status of Handing Over of Land to Contractor

CP	LGU	PROJECT ROW (SQ. M.) (Based on updated Parcellary Survey)				UNENCUMBERED LAND (SQ M.)	REMAINING ENCUMBRANCE (SQ M.)	LAND HAND OVER FOR CIVIL WORKS		
		TOTAL	PNR ROW	OTHER GOV LAND	PRIVATE			% HANDED OVER	TO BE HANDED OVER	
									%	EXPECTED DATE
S-02	Manila	272,754	158,082	21,163	93,509	80,323	192,431	29.45%	70.55%	Nov-23 ~ Dec-27
S-03a	Manila, Makati, Taguig	283,856	189,197	16,076	78,583	85,451	198,405	30.10%	69.90%	Mar-24 ~ Dec-27
S-03b	Paranaque	70,946	39,104	10,954	20,888	32,240	38,706	45.44%	54.56%	Nov-23 ~ Jun-27
S-03c	Paranaque, Taguig, Muntinlupa	229,484	156,516	28,642	44,326	57,854	171,630	25.21%	74.79%	Mar-24 ~ Dec-26
S-04	Muntinlupa	1,123,155	988,681	13,634	120,840	127,318	490,214	56.35%	43.65%	Jun-23 ~ Jun-26
S-05	San Pedro, Binan, Sta Rosa					272,495				Jun-23 ~ Jan-26
S-06	Cabuyao, Calamba					233,127				Jun-23 ~ Oct-26
S-07	Calamba	235,137	0	0	235,137	229,197	5,939	97.47%	2.53%	Jun-23 ~ Dec-25

Note:
- Unencumbered land is defined as land without project affected persons, compensable structures, improvements, trees, crops and utilities and other impacts to which persons are eligible for compensation and assistance.
- Encumbrance includes project-affected persons, compensable structures, improvements, trees, crops and utilities, and other impacts to which persons are eligible for compensation and assistance.
- In case the land is owned by the government, no landowner is compensated for the land.

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2. Entitlements Disbursed on Time and Before Displacement of APs to Temporary Accommodations, for Self- Relocation and/or Transfer to New Locations

45. As of June 2025, landowners of 39 lots have been fully paid and 2 lots partially paid by DOTr as mentioned above. The landowners of 31 lots who received payment are not residing in the affected area; thus, relocation is not required. Landowner of the Lot ID 20148 in EDSA station area, Makati is a non-resident large scale business establishment and received compensation for land and structure. This property was handed over to the contractor in March 2024 when the construction commenced for CP S-03a. With regards to income losses, the landowner was fully aware of the project and had already relocated their operations and employees to another location before the transaction began. With these, their business is still on going, and no operations were affected. The landowner of 1 lot in Makati (Lot ID 20070) has been voluntarily transferred to a new location in December 2023. The landowner of another lot compensated in June 2024 at Makati (Lot ID 20103) is not residing in this property, but caretaker is residing. The DOTr conducted due diligence for the caretaker and included her in the non-landowner master list to provide the same entitlements as non-landowner. Out of 7 lots compensated in San Pedro; 1 lot is vacant (Lot ID 60077) and no resident. There are residential structures in Lot ID 60072, but the structure owner is different from the landowner. The DOTr obtained an affidavit of waiver of structure from the landowner to compensate the structure owner separately and the structure owner has not relocated yet. Landowners of Lot ID 60060 have already been transferred to their new dwelling, but their family members remain in their old house. There are residents in other 4 lots (Lot ID 60066, 60074, 60116 and 60117), and they still stay there as of June 2025, since surrounding lots have not been acquired by the DOTr and partial handover of these lots is not efficient for construction. In same reason, landowners of Lot ID 11159 in Manila and 50120 in Muntinlupa have not relocated yet.

46. For landowners, only 2 households have been displaced as of June 2025. The DOTr prepared “Implementation Mechanism for Other Entitlements” as guideline for provision of other entitlements for landowners as per conditionally approved RAP and started utilizing it from June 2025. However, entitlements such as utility reconnection cost and transportation assistance have not been disbursed yet.

47. For non-landowners, 60 APs have been relocated to temporary relocation facilities or permanent relocation sites including self-relocation after the release of compensation and entitlement. Details are described in the next section.

Table II-11. Status of Entitlements Disbursement for Landowners

CP	Lot ID or No. of Lots	Disbursement of Compensation	Disbursement of Entitlements	Displacement	Remarks
S-07	21 lots	May 29, 2023, onward	N/A	N/A	Non-Resident landowner
S-02	11159	December 2, 2024	Not yet	Not yet	For Self- Relocation
S-03a	20148	June 30, 2023	N/A	March 2024	Transfer to New Location (Business Owner)
S-03a	20070	November 16, 2023	Not yet	December 2023	Self-Relocated
S-03a	20103	June 14, 2024	N/A	N/A	Non-Resident landowner Caretaker (NLO) for relocation
S-03c	40133	October 8, 2024	N/A	N/A	Deposit for expropriation. Non-

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CP	Lot ID or No. of Lots	Disbursement of Compensation	Disbursement of Entitlements	Displacement	Remarks
					Resident landowner
S-04	50120	January 3, 2025	Not yet	Not yet	For Self-Relocation
S-04	50133	April 3, 2025	N/A	N/A	Non-Resident landowner
S-05	60060	October 27, 2023	Not yet	August 2023	Landowners Self- Relocated, family member remains
S-05	60066	April 3, 2025	Not yet	Not yet	For Self-Relocation
S-05	60074	October 25, 2023	Not yet	Not yet	For Self- Relocation
S-05	60077	October 25, 2023	N/A	N/A	Non-Resident landowner
S-05	60072	November 26, 2024	N/A	N/A	Non-Resident landowner AH SO will be compensated separately
S-05	60116	November 22, 2024	Not yet	Not yet	For Self- Relocation
S-05	60117	December 13, 2024	Not yet	Not yet	For Self- Relocation
S-05	80002	October 11, 2024	N/A	N/A	Non-Resident landowner Partial payment due to mortgage
S-05	80039	October 10, 2024	N/A	N/A	Non-Resident landowner
S-06	100091	September 20, 2024	N/A	N/A	Non-Resident landowner
S-06	100080	September 24, 2024	N/A	N/A	Non-Resident landowner
S-06	100076	May 30, 2025	N/A	N/A	Non-Resident landowner
S-06	100177	April 11, 2025	N/A	N/A	Non-Resident landowner
TOTAL	**41 lots**				

E. Resettlement Progress

1. Status on Relocation and Resettlement Assistance

48. As of June 2025, a total of 60 AHs were relocated; 17 AHs were self-relocated, 12 AHs are in temporarily relocation facilities and 31 AHs relocated to permanent sites in South Section. Upon the release of compensation and entitlement for 31 AHs (22 SOs and 9 NSOs) in Banlic Depot in October and November 2024, 28 AHs have relocated to temporary relocation facilities with rental subsidy until permanent relocation site will be ready for occupancy. 78 units of Rizal Ville permanent relocation site have been turned over in January 2025, thus 15 AHs from Banlic Depot who relocated to temporary relocation facilities were relocated to Rizal Ville on May 5, 2025, and 16 AHs from Calamba with allocated units were relocated on June 30, 2025. 16 AHs who received payment during this reporting period are the ones directly relocated to Rizal Ville. In Cabuyao, 2 AHs received payment on June 27, 2025, and temporary facilities are being located during this period.

2. Introduction on Relocation Preparation/Resettlement Site Development

49. DOTr ensures that the non-landowners (NLOs) will be provided with resettlement assistance due to the permanent loss of residential structures. No affected household (AH) will be forcibly evicted, or structures demolished without prior notice, without going through the proper consultation process and LIAC process. Further, relocation and resettlement procedures and guidelines set by the Government of the Philippines (GoP) shall be observed. The status of Site Selection and Socialized Housing Construction is presented in Table II-12 below.

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3. Descriptions and Updates on Major Activities

50. **Community Organizing.** SHFC has conducted community assemblies in all affected LGUs in entire south segment. During this reporting period, Community Assembly was conducted for Calamba on February 20, 2025, for 15 compensated APs from the Banlic Depot Area to inform and prepare for their relocation to Rizal Ville, permanent relocation site. General Community Assembly in Muntinlupa was conducted for 184 qualified APs on May 1, 2025, and June 10, 2025. The Homeowners' Association (HoA) registration was completed for Binan, Calamba and San Pedro as of June 2025. HoA Registration is pending for Sta. Rosa and Cabuyao until the site is finalized.

51. **Publication/Certification and Presentation of Identified Sites to APs.** Groundbreaking Ceremony for both South Savannah and Golden Sunrise relocation sites in Naic, Cavite was held on January 30, 2025, with representation from interim HOA. Priority AHs in Manila conducted site visit both in South Savannah and Golden Sunrise on May 28-29, 2025.

52. **Site Selection and Construction Status.**

Manila, Makati and Taguig: Relocation Sites have been changed several times. The final relocation sites intended for NLO/ISFs affected Households in Manila, Makati, and Taguig are South Savannah Homes and Golden Sunrise, both located in Barangay Malainen Bago, Naic, Cavite. The Groundbreaking Ceremony for both South Savannah and Golden Sunrise were held on January 30, 2025, with representation from interim HOA. As of June 2025, construction works for the nine (9) buildings and foundation works for the remaining buildings are ongoing for South Savannah relocation site, while site development and construction of six (6) buildings are ongoing for Golden Sunrise relocation site. The turnover of housing units by June 2025 is projected to be delayed and a commitment letter from SHFC was provided to DOTr indicating that the first delivery of housing units will be in the 4th quarter of 2025.

Paranaque: Osorio Compound, Barangay San Martin de Porres has been approved and endorsed by the LIAC Site Selection Committee as in-city resettlement site. The developer is AVECS Corporation/10 Builders and Development Corp. Construction has not started yet.

Muntinlupa: The newly identified relocation site is Near-City, namely Sining Residences II, Barangay Bagong Silang San Pedro, Laguna with S&P Construction Technology and Development Company, Inc. SHFC Board approved it on October 29, 2024, Letter of Guarantee was released in February 2025 for 6 buildings (510 units). Rebars and formworks for columns up to the 2nd level of 5 buildings are ongoing while footing foundation for 1 building are already done. The target hand-over of units is in December 2025.

San Pedro: During the Site Selection Committee (SSC) and Special LIAC meeting in September 2023, SHFC presented the in-city relocation site at Sining Residence, Barangay Bagong Silang, San Pedro. The developer is S&P Construction Technology and Development Corporation Inc. SHFC Board approved it on October 29, 2024, and the 1st tranches of the Letter of Guarantee for 4 buildings and the 2nd tranches for 7 buildings from SHFC have been released. Construction has been commenced in March 2024, and 528 housing units are

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ongoing construction. The target hand-over of 2 buildings (96 units) in the fourth quarter of 2025.

Biñan: The arrangement is In-City at the Meadows of Barangay Langkiwa, Biñan, Laguna. With the approval of the SHFC Board as well as the Letter of Guarantee, construction of 2,030 housing units is ongoing with 2 buildings (156 units) substantially completed. Target for completion by March 2025 is 1,012 units and by June 2025 is 392 units as per Accomplishment Report of the Developer, however, no unit has been turned over as of June 2025, 16 buildings (1,250 units) are expected to the completed by the 3rd quarter of 2025.

Sta Rosa: The Resureccion Property (16,862 sqm) is considered as In-City resettlement site, and the approved developer is Altissima Enterprises. Currently, there is an ongoing process of approval from LIAC, SHFC, and HOA. Also, accreditation of the Developer, finalization of usufruct agreement from the LGU, reclassification of land for the property from agricultural to residential and evaluation of the Project Proposal. Revision of the site development plan in compliance with DHSUD 4A's comments, processing of the Development Permit and Civil Aviation Authority of the Philippines (CAAP) clearance are ongoing.

Cabuyao: Based on the SSC Meeting last May 2024, the Landowner is no longer interested in selling the Batas Property in Brgy. Marinig. This will no longer be pursued by LIAC. The DOTr and SHFC prepared a proposal to do near-city relocation in Rizalville, Calamba and held a meeting with DHSUD, City Urban Development and Housing Affairs Office (CUDHAO), and Calamba LGU on August 22, 2024. The DOTr and CUDHAO secured the signed resolution from the Local Housing Board (LHB), but the respective mayors of Calamba and Cabuyao have not met to discuss in detail the near-city relocation of Cabuyao APs in Rizalville, Calamba as of June 2025.

Calamba: SHFC already acquired Arambulo et Al. Properties, Banlic, Calamba (Rizal Ville) and on August 26, 2022, the LGU Sangguniang Panlungsod (City Council) approved the reclassification of the land from Agriculture to Residential. SHFC board approved the property in June 2023. The relocation site construction started in June 2023 and still ongoing for a total of 1,578 units. The DOTr with SHFC and Baque Corporation, the developer of the resettlement site facilitated the application for electric and water utilities to enable the relocation in Building 6. By November 2024, Pump House 2, and Building 6's individual units and common areas were already fully energized. Finally, building number 6 (78 units) was turned over on January 31, 2025. Target project completion of 7 buildings (546 units) is in September 2025.

53. **Site Inspection, Acceptance and Turnover of units to AHs.** For Calamba, final punch listing for Building 6 (78 units) of Rizal Ville was done on January 23-24, 2025, and turned over on January 31, 2025. 31 units have been turned over to AHs and relocated as of the end of June 2025.

4. Arrangements and Progress for Public Rental Facilities

54. For the AHs who are not qualified to avail of housing units in the relocation sites because they belong to the category of above PhP 40,000, DOTr in coordination with key shelter agencies will be assisting the AHs with information about the PAG-IBIG program. Those AHs that do not qualify for socialized housing for other

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reasons will be eligible for public rental facility housing. The public rental facility (PRF) is also in the same location of the identified relocation site. The features will be the same, but the tenure arrangement will differ. Those availing public rental will have perpetual lease arrangement, while the regular relocatees can opt to purchase the housing unit allotted to qualified beneficiaries of the project.

Manila, Makati, Taguig, and Parañaque: DOTr has established partnership with the Naic LGU through the outgoing Local Chief Executive (LCE) in putting up PRF for the NLO APs in the cities of Manila, Makati, Taguig, and Parañaque who are ineligible to the SHFC's socialized housing. The drafted MOA ensures DOTr's transfer of funds to Naic LGU as consideration for Naic's Condominium PRF for duly identified qualified APs of Manila, Makati, Taguig, and Parañaque. The fund will cover land acquisition, site development, development of common use service areas including community facilities, construction of units, and identified socio-economic components. However, the establishment of PRF will be discussed with the incoming mayor to obtain concurrence of the current arrangement.

Muntinlupa: PRF is in Barangay Landayan, San Pedro City, Laguna. The MOA has already been signed by San Pedro LGU and Muntinlupa LGU is currently in the process of reviewing and signing the agreement. The MOA is also pending signature from DHSUD.

San Pedro: PRF is in Barangay Landayan, San Pedro City. MOA is ongoing revision based on the comments of DHSUD. San Pedro LGU is ongoing compliance of requirements by DSHUD before signing the MOA.

Biñan: PRF is in Barangay Canlalay, Sitio Pagkakaisa, Langkiwa, Binan Laguna. MOA already signed by concerned parties and construction is ongoing.

Sta Rosa: three (3) major options are being considered for PRF during the LIAC meeting: 1. Leased Property owned by City Councillor; 2. LGU Social Housing in Masiit, Sta Rosa City; 3. Resurrection Property (Original Plan). The MOA has been drafted and for review by the DOTr and LGU.

Cabuyao: no discussion yet with regards to PRF.

Calamba: PRF is in Rizal Ville permanent relocation site in Barangay Banlic, Calamba. DOTr already presented the MOA of PRF to Calamba LGU and under review.

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Table II-12. Status of Site Selection and Socialized Housing Construction

STATUS	LOCAL GOVERNMENT UNIT									
	Manila	**Makati**	**Taguig**	**Parañaque**	**Muntinlupa**	**San Pedro**	**Biñan**	**Sta. Rosa**	**Cabuyao**	**Calamba**
Community Organizing	Done 1 of 3 Community Assembly (CA) for Manila 2 Done Special Community Assembly for Priority PAHs for Manila 2 held on Nov.12 & 13, 2024 Completed 2nd General Community Assembly for Manila Phase 2 on Aug. 19-24 & 28, & Sep.21, 2024	1st Community assembly conducted from 23-29 March 2023 2nd Community Assembly Conducted on 13 & 14 July 2024	Completed 1st Community Assembly (CA) Completed 2nd Community Assembly conducted in July 2022 Completed 3rd Community Assembly on Apr 17-27, 2024, for the newly proposed relocation site Completed General Community Assembly on 26 Aug 2024 and 03 Dec 2024 Completed Special Community Assembly in Brgy. North Daang Hari on 04 & 05 December 2024	Completed 1st Community Assembly in 2023 General Assembly on 09 May 2024 Completed 2nd Community Assembly conducted on 15 May 2024	1st Community Assembly conducted from 16-24 January 2023 2nd Community Assembly conducted from 22 Nov to 02 December 2023 Distribution of DQ Notice to 49 APs with confirmed NHA award on February 20, 2025 BSAAC Deliberation of 48 APs on April 28, 2025 Muntinlupa General Community Assembly for 184 Qualified APs on May 1, 2025 Muntinlupa General Community Assembly on June 10, 2025	The last Community Assembly was conducted on 10 March 2024 Distribution of Notice / Invitation for Capacity Building Training scheduled on 4th week of July and 1st week of Aug. 2025	3rd Community Assembly conducted on 17 February 2024 and HoA registration in September 2023	The last community assembly was conducted last 24th of August 2024 Discussed the terms indicated under the usufruct agreement to the interim HOA leaders of Lionsville. HOA Registration scheduled in January-February of 2025	4th General Community Assembly was conducted on 15 October 2023, and Homeowners' Association (HOA) Registration is pending until the site is finalized	3rd General Community Assembly was conducted on 14 October 2023, and Homeowners' Association (HOA) Registration was done in November 2022
Publication	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started
Presentation of Identified Sites to APs	The new proposed relocation sites in Naic, Cavite was presented to the APs during community assemblies Interim HOA/Bgy officials and LIAC conducted site visit at South Savannah and Golden Sunrise, Brgy. Malainen Bago, Naic, Cavite Groundbreaking Ceremony for both South Savannah and	Consultation with APs for the new proposed relocation site in NAIC, Cavite, still undergoing preparations	Newly organized HOA officers already conducted first ocular visit in Naic, together with the LIAC members.	Osorio Compound, SMDP, PRN (in-city)	Courtesy Visit to Receiving LGU San Pedro: Preparation for Groundbreaking of Sining Residence II	Sining Residence, Brgy Bagong Silang, San Pedro	Resurvey PIBs for newly approved relocation site at Langkiwa Property completed with 56% accomplishment	Site Selection Sub-Committee Resolution No. 001 Series of 2025 Recommendation for LIAC Approval of the complete design and project cost submitted by project developer / contractor, Altissima Enterprise	The city LGU already signed the resolution allowing near-city relocation of the 183 PAPs. Sending and receiving LGUs are yet to be convened.	Complete SHFC Board approved Banlic Properties. Site Inspection of the Building Units with Members of the HOA was conducted on 23 January 2024

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STATUS	LOCAL GOVERNMENT UNIT									
	Manila	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba
	Golden Sunrise held on 30 Jan 2025 with representation from interim HOA Priority PAHs in S02 (selected) conducted site visit both in South Savannah and Golden Sunrise on 28-29 May 2025							for the permanent resettlement housing project, located in Brgy. Pooc, Santa Rosa City.		
Site Selection (by APs)	Ongoing Ongoing collection of Relocation Option Form from APs by SHFC.	Completed	Completed The South Savannah relocation site in Naic, Cavite has been approved by the LIAC as another relocation site for the Taguig NLO APs on 30 May 2025.	Complete Osorio Compound, SMDP, PRN (in-city)	Complete: Sining Residence II (Near City) Barangay Bagong Silang San Pedro, Laguna in December 2023 Site Selection Sub-Committee HOA, SHFC, Developer on Usage of Precast-wall system, Revision in structural plans and Draft of HOA board resolution on May 8, 2025 Site Selection Sub-Committee HOA, SHFC, Developer Meeting Re Mock-up of Precast-wall system and Signing of LOG 2 on May 18, 2025	Complete: In-City: Sining Residence, Brgy Bagong Silang, San Pedro	Complete: In-City: Langkiwa Property, Brgy Langkiwa Binan	Final: In-City: Resurrection Property, Brgy Pooc, Santa Rosa	On-going: The terms for the near-city relocation (Rizalville) are yet to be approved by both the sending and receiving LGUs	Completed: In-City Arambulo Property (Rizal Ville)
Construction works	Golden Sunrise: Ongoing construction of 6/41 buildings (360 units) Target Handover: 4Q 2025 (6 buildings) Bldg. 1 – 5% Bldg. 2 – 39.5% Bldg. 3 – 64.9% Bldg. 4 – 69.5% Bldg. 5 – 10% Bldg. 6 – 93% Bldg. 7 – 91.6% Bldg. 8 – 62% Bldg. 9 – 64% Bldg. 10 – 15.5% Bldg. 11 – 28.2% Bldg. 12 – 21%	Golden Sunrise: Ongoing construction of 6/41 buildings (360 units) Target Handover: 4Q 2025 (6 buildings) Bldg. 1 – 5% Bldg. 2 – 39.5% Bldg. 3 – 64.9% Bldg. 4 – 69.5% Bldg. 5 – 10% Bldg. 6 – 93% Bldg. 7 – 91.6%	Golden Sunrise: Ongoing construction of 6/41 buildings (360 units) Target Handover: 4Q 2025 (6 buildings) Bldg. 1 – 5% Bldg. 2 – 39.5% Bldg. 3 – 64.9% Bldg. 4 – 69.5% Bldg. 5 – 10% Bldg. 6 – 93% Bldg. 7 – 91.6% Bldg. 8 – 62% Bldg. 9 – 64% Bldg. 10 – 15.5% Bldg. 11 – 28.2%	Not yet started	Sining Residence II: Ongoing construction under LOG 1 6 out of 12 ongoing buildings Bldg. 17 - 27% Bldg. 18 - 27% Bldg. 19 - 10% Bldg. 20 - 27% Bldg. 21 - 10% Blfg. 22 - 10% Target Handover: December 2025	Sining Residence I: Ongoing construction of 11/11 buildings (528 units) Construction Progress & Completion Timeline 1st LOG – 63% 2nd LOG – 45.63% B1: 52.29% B2: 60.51%	Started Oct-23 Ongoing construction of 26 buildings (2,030 units) 1st LOG B12: 88.8% B14: 88.4% B15: 86.7% B16: 97.6% B17: 77.8% B18: 87.0% B19: 100% B20: 100% B21: 93.34% B24: 90.9%	Not yet started Altissima Enterprises submitted the Technical Specifications and the adjusted BOQ with a total package cost of Php 1,289,376.31 Revised Site Development Plan as per DHUSD 4A comments. The	Not Applicable: APs will be relocated in Rizalville	Started in Jun-23 Ongoing construction of 21/28 buildings (1,596 units) Target Handover Batch 1~10: Aug-24 to Aug-25 Building 6 was turned over on 31 Jan 2025

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STATUS	LOCAL GOVERNMENT UNIT									
	Manila	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba
	Bldg. 13 – 27% Bldg. 14 – 12% Bldg. 15 – 13.8% Bldg. 16 – 1% South Savannah: Ongoing construction works for the 9/41 buildings (424 units) and ongoing foundation works for the remaining buildings Target hand-over: 4Q 2025 (9 bldgs) Bldg. 24 – 33.40% Bldg. 25 – 84.06% Bldg. 26 – 62.50% Bldg. 29 – 41.53% Bldg. 30 – 75.19%	Bldg. 8 – 62% Bldg. 9 – 64% Bldg. 10 – 15.5% Bldg. 11 – 28.2% Bldg. 12 – 21% Bldg. 13 – 27% Bldg. 14 – 12% Bldg. 15 – 13.8% Bldg. 16 – 1%	Bldg. 12 – 21% Bldg. 13 – 27% Bldg. 14 – 12% Bldg. 15 – 13.8% Bldg. 16 – 1%			B3: 32% B4: 32.1% B5: 41.6% B6: 59.79% B7: 56.09% B8: 64.53% B9: 80.7% B10: 56.21% B11: 32.17%	2nd LOG B7: 76.6% B8: 91.4% B11: 78.1% B13: 92.7% B22: 67.5% B23: 68.1% B25: 77.7% B26: 77.9% 3rd LOG B1: 66.5% B2: 65.8% B3: 62.3% B4: 53.9% B5: 65.9% B6: 62.4% B9: 66.0% B10: 67.2%	compliance might affect the previous total cost submitted and subject for re-evaluation and submission		
Site inspection (APs)	Site inspection conducted by Interim HOA Officers	Site inspection conducted by interim HOA officer	First site Inspection done by provisional HOA officers	Not yet started APs are located on-site	Site inspection conducted by Interim HOA Officers Resettlement Site Inspection with LIAC on March 20, 2025	Site visit and inspection of model units conducted by HOA Officers	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	Not Applicable: APs will be relocated in Rizalville	Final punch listing for Building 6 was done on 23-24 January 2025
Acceptance of APs and Turn-over of units	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not Applicable: APs will be relocated in Rizalville	On-going: 15 Banlic Depot APs relocated on 5 May-2025 16 AP relocated on 30 Jun 2025

Category of status: not yet started; complete; ongoing; incomplete; not applicable.

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Table II-13. Progress of Actual Relocation/Displacement of AHs

LGU	TOTAL # AHs			NUMBER OF AHs DISPLACED																			
				SELF-RELOCATION				TEMPORARY ACCOMMODATION (RENTAL SUBSIDY)				PERMANENT HOUSING (SOCIALIZED)				PERMANENT HOUSING (ECONOMIC)				PUBLIC RENTAL FACILITY			
	TOTAL	MALE HEADED	FEMALE HEADED	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)
Manila 2	3,182	2,106	1,076	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Makati	550	315	235	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taguig	1,811	1,069	742	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parañaque	137	80	57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Muntinlupa	2,649	1,876	773	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
San Pedro	618	453	165	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Biñan	2,313	1,557	756	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sta. Rosa	663	467	196	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cabuyao	268	184	84	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Calamba	2,191	1,467	724	-	-	-	-	-	-	-	-	16	15	1	0.7%	-	-	-	-	-	-	-	-
Banlic (Calamba)	296	217	79	17	12	5	6%	12	8	4	4%	15	7	8	5%	-	-	-	-	-	-	-	-
TOTAL	14,678	9,791	4,887	17	12	5	0.1%	12	8	4	0.1%	31	22	9	0.2%	0	0	0	0%	0	0	0	0%

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F. Consultation, Participation and Information Disclosure

55. **Public Consultations.** A series of online and face-to-face coordination meetings have been conducted by the DOTr-PNR with the LGUs and partner agencies. This is to ensure that the RAP implementation and institutional arrangement are aligned with the project schedule in all LGUs. These consultations are intended to generate greater awareness and support from the LGUs during project implementation. As of July 21, 2023, as per Proclamation No. 297 by the President of the Republic of the Philippines, the state of public health emergency throughout the Philippines due to Covid-19 has been officially lifted. There are no problems in conducting face-to-face consultation activities with the APs, thus a series of meetings were held per LGU to update them on the latest project timeline, consulted them again with regard to their preference of relocation option (self or assisted relocation) and consulted them on their choice of location for their temporary accommodations with rental subsidy while waiting for the completion of their permanent housing. In the consultation meetings, gender-disaggregated information has been obtained to record issues and concerns affecting women particularly those with vulnerabilities during the actual movement out of project right of way.

56. For the Non-landowners, Coordination Meetings and Workshops were conducted in relation to the relocation process of the non-landowner APs of Manila, Makati, Parañaque, Taguig, Muntinlupa and Calamba LGUs. The session provided crucial details on the resettlement site progress updates, relocation process, addressed concerns, and discussed any necessary fees to settle before the move. Taguig Coordination Meeting and Workshop with KSAs was held on January 27, 2025, in relation to the relocation process of the non-landowner APs. In Calamba, Community Assembly was conducted on February 20, 2025, for 15 compensated APs from the Banlic Depot Area to inform and prepare for their relocation to Rizal Ville, permanent relocation site. Muntinlupa LIAC Pre-Relocation and Resettlement Action Plan (RRAP) Revisiting was conducted on March 28, 2025, and Actual RRAP Planning Workshop was conducted on April 2-4, 2025. In addition, Muntinlupa General Community Assemblies were held in May and June 2025. For Naic, Cavite Resettlement Sites, series of meetings and workshops were conducted in April 2025.

57. For the landowners, several coordination meetings and stakeholder consultation meetings were held in response to the individual request of landowners, for landowners with special concerns, etc., as shown in the table below. IEC for Pasay LGU was held on February 14, 2025, to explain the Project overview and discuss technical matters, especially on tunnelling works.

Table II-14. Stakeholder Consultation Meeting during January – June 2025

Date	LGU	Venue	Participants	Particular
For Non-Landowners				
January 27, 2025	Taguig	LTTMO, Taguig City Hall, Brgy. Tuktukan, Taguig City	DOTr, GCR, DHSUD, SHFC, Taguig LGU	Taguig Coordination Meeting and Workshop with KSAs
February 20, 2025	Calamba	Rizal Ville, Calamba	DOTr, GCR, SHFC, HOA	Community Assembly for 15 paid APs of Banlic Depot Area
March 28, 2025	Muntinlupa	Conference Room, Central Records Office, Pacwood, Barangay Tunasan, Muntinlupa City	DOTr, GCR, BLGU, CPDO, DHSUD, ECS, ENGG, HOA, NHA, SHFC	Muntinlupa LIAC Pre-Relocation and Resettlement Action Plan (RRAP) Revisiting

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Date	LGU	Venue	Participants	Particular
April 02-04, 2025	Muntinlupa	Selah Garden Hotel, Park Avenue, Pasay City	DOTr, GCR, BLGU, CPDO, DHSUD, ECS, ENGG, ESC, HOA, LGU, PCUP, NHA, PNR, SHFC	LIAC Muntinlupa Relocation and Resettlement Action Plan (RRAP) Revisiting Planning Workshop
April 03, 2025	Manila, Makati, Parañaque, Taguig	The Hortz Hotel, Tagaytay City, Cavite	DOTr, GCR, DHSUD, SHFC, DepEd, PESO, RHU, Naic LGU	RLIAC Sub-Committee Convening and Pre-Program of Works Preparatory Workshop
April 07, 2025	Manila, Makati, Parañaque, Taguig	JCD Function Hall, Naic Municipal Hall, Naic, Cavite	DOTr, GCR, DHSUD, SHFC, DepEd, PESO, RHU, Naic LGU	Convening of RLIAC Sub-Committee Meeting
April 24-25, 2025	Manila, Makati, Parañaque, Taguig	The Hortz Hotel, Tagaytay City, Cavite	DOTr, GCR, DHSUD, SHFC, DepEd, PESO, RHU, Naic LGU	Workshop for Preparation of Program of Works in Naic, Cavite Resettlement Sites
April 28-30, 2025	Makati	View Park Hotel, Tagaytay, Cavite	DOTr, GCR, PNR, SHFC, DILG, MCDO, MSWDO, DSHUD, DepEd, DEPW	RRAP Revisiting Workshop for Makati
May 01, 2025	Muntinlupa	Hall 2 Public Market, Alabang, Muntinlupa City	DOTr, SHFC, PNR, LIAC, HOA	Muntinlupa General Community Assembly for 184 Qualified APs
May 13, 2025	Calamba	Baque Corporation Site Office Rizal Ville	GCR, SHFC, HOA, DHSUD, Baque Corp, Telco	Coordination Meeting with GCR, SHFC, DHSUD, & Baque Corporation
June 10, 2025	Muntinlupa	Hall 2 Public Market, Alabang, Muntinlupa City	DOTr, SHFC, PNR, LIAC, HOA	Muntinlupa General Community Assembly
For Landowners				
January 24, 2025	Manila	El Pueblo Office, Sta. Mesa, Manila	DOTr, GCR, landowners	Meeting with the landowner of Lot ID 11139-A regarding updates on the project status and appraisal
February 07, 2025	Calamba	Barangay Hall, Banlic, Calamba, Laguna	DOTr, GCR, representatives of landowners	Meeting with representatives of Lot ID 100004 regarding the Agricultural Entitlements Status and Land Acquisition Updates of EJSEAS
February 10, 2025	Paranaque	PNCC Complex, San Martin De Porres, Parañaque	DOTr, GCR, Philippine National Construction Corporation (PNCC)	Coordination Meeting with DOTr and PNCC regarding Permit to Enter (PTE)
February 13, 2025	Taguig	Ecological Center, DENR-NCR, East Ave. Quezon City	DOTr, DENR-NCR, GCR	CP S-03a, S-03b Coordination Meeting with the Department of Environment and Natural Resources ("DENR")
February 14, 2025	Pasay	Pasay City Hall Conference Room	DOTr, Pasay LGU, GCR	CP S-03b Technical Meeting with Pasay Local Government Units on Information, Education, and Communication
February 28, 2025	San Pedro	Residence of landowners, San Pedro, Laguna	DOTr, GCR, landowners	Meeting with owners of Lot ID 60060 regarding the additional claims and Entitlements of Private Lot Owner
March 04, 2025	Manila	11th Avenue, Taguig	DOTr, GCR, Megaworld	Coordination with Megaworld, new owner of Lot ID 10157
March 07, 2025	Manila	NDC building, Makati City	DOTr, GCR, NDC	Coordination with National Development Corporation (NDC) related to Lot ID 11328
March 13, 2025	Calamba	Barangay Hall, Banlic, Calamba, Laguna	DOTr, GCR, representatives of landowners	Meeting with representative of Lot ID 100004 regarding Entitlements and Income Loss
March 14, 2025	Cabuyao	United Subdivision, Paranaque	DOTr, GCR, landowners	Coordination with Landowners of 90042 & 90043 regarding updates on the lots
March 20, 2025	Taguig	National Ecology Center, DENR-NCR Office Diliman, QC	DOTr, DENR, GCR	Discussion on General Assembly on disqualified for titling of CELA Awardees
March 20, 2025	Manila	Boniafcio High Street, Taguig	DOTr, GCR, Alveo	Coordination meeting with Alveo regarding Celadon Residences
March 21, 2025	Taguig	Mindanao Avenue, Taguig City	DOTr, NHA, GCR	Coordination Meeting with NHA regarding affected properties and lots under NHA with awardees
March 21, 2025	Calamba	Barangay Hall, Banlic, Calamba, Laguna	DOTr, GCR, landowners, tenants	Meeting with Landowners and Tenants of Lot ID 100011 regarding updates for payment and entitlements
April 23, 2025	Calamba	Calamba City Hall	DOTr, GCR, Calamba LGU	Coordination Meeting with Calamba LGU regarding the Project Affected Structure and Jose Rizal Coliseum

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Date	LGU	Venue	Participants	Particular
April 30, 2025	Taguig	Barangay Bagumbayan, Taguig City	DOTr, GCR, SUYEN Corporation	Coordination with SUYEN Corporation regarding cost-benefit analysis for possible adjustment of the alignment
April 30, 2025	Calamba	NHA Central Office, Quezon City	DOTr, GCR, NHA	Due diligence with NHA Officials regarding Construction concern in CP S-07 area and following up of Deed of Re-conveyance between NHA and Baque Corporation
May 07, 2025	Manila	Primex Tower	DOTr, GCR, TRB	Meeting with Toll Regulatory Board (TRB) regarding Skyway ROW occupied by NSCR
May 15, 2025	Manila	BPI Philam Life Building, Makati City	DOTr, GCR, PhilGuarantee	Meeting with Phil Guarantee regarding ownership of SAPARI structures and access to the Old Paco Station area, Lot 12122
May 20, 2025	Calamba	Brgy. Banlic & Brgy. Parian, Calamba, Laguna,	DOTr, GCR, landowner-Business owners	Interview and Socio-Economic Survey with Landowner -Business Owners in Calamba
May 30, 2025	Manila	Osmena Highway, Manila	DOTr, GCR, SAPARI HOA President	Coordination with President of SAPARI Homeowner's Association
June 04, 2025	Taguig	Greenfield Tower Mandaluyong	DOTr, Department of Education, Oriental Consultant Global, GCR	Right of Way Usage Agreement and Technical Discussion between DOTr and Dep-ED for CP S-03a & CP S-03b
June 04, 2025	Makati	Yupangco Building, Makati	DOTr, GCR, representative of landowner	Meeting with landowner of Lot 20150 and their lessee
June 10, 2025	Manila	Barangay 348, 349, 356, Manila City	DOTr, GCR, landowner-Business owners	Verification of Landowner Business Owners
June 11, 2025	Makati	HV Dela Costa, Makati	DOTr, GCR, Cityland	Coordination with Cityland regarding affected foot bridge
June 20, 2025	Makati	Alabang Town Center	DOTr, GCR, lawyer of landowner	Meeting with the lawyer of 20071 to inquire about the pending documents and status of their complaint against Assessor's Office
June 26, 2025	Manila	HBI Office, Mandaluyong	DOTr, GCR, HBI	Coordination meeting with HONEYCOMB BUILDERS, INC. (HBI)

G. Grievance Redress Mechanism

1. Grievance Redress Mechanism updates

58. The launching of the electronic Grievance Redress Mechanism (eGRM) by the DOTr in collaboration with the ADB on September 14, 2022, marked an innovative change and resulted in a notable development in the grievance redress process. The eGRM aims to unify the railway system's GRM database, ensure data accuracy, enhance accessibility, and provide convenient features such as automatic ticket generation and encoding. Through the eGRM portal, the APs may directly raise their queries and concerns to Central DOTr grievance officers, promoting timely grievance resolution and at the same time strengthening the coordination among the DOTr teams.

59. The south segment is still facing a notable number of complaints relative to RAP that may be attributed to the ongoing activities on the ground such as Due Diligence for both landowners and non-landowners, onsite validation, community assemblies, and issuance of Notice of Taking and other documents to APs.

60. Safeguards Monitoring and Reporting, GRM Workstream, and Data Management monthly meetings were conducted and close coordination among GRM focal were maintained to actively monitor the progress of respective grievances and ensure its successful resolution.

61. The team distributed IEC materials to promote the project's grievance redress mechanism (GRM). With the help of contractors, GRM posters were displayed in public areas, including barangay halls, site offices, construction sites, and along the project's right-of-way. The posters are printed on tarpaulins and bond paper

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(A3 and A4 sizes) and were strategically posted throughout the project areas from the last week of May to the third week of June 2025.

62. On June 30, 2025, a refresher GRM training was conducted for GRM focal of the LGUs of Taguig, Calamba, San Pedro, and Sta. Rosa. Present also were representatives from the PNR.

2. Status of Grievances Redressed

63. From the DOTr GRM Portal/Database, the following GRM Report has been generated for the SCRP. From 2019 to reporting date of 2025, a total of 1,248 grievances related to the South Segment of the project were recorded across three key categories: Land and Structure Acquisition (577 cases), Relocation and Resettlement (662 cases), and Livelihood and Employment (9 cases) as shown in Table II-15.

64. During this reporting period, a total of 222 grievances or inquiries were received. With the following subtotal of 54 RAP-related; 22 Environmental-related; 51 Technical concerns; 44 Staff-related; 27 General Queries; and 24 Not Within Project Scope.

65. Out of 54 RAP grievances, 41 falls under the SCRP. Moreover, the city of Manila has received the greatest number of grievances with a total of 15.

66. Table II-16 and Table II-17 shows the number of RAP grievances received according to its categories and subcategories from the period of January to June 2025. All 41 grievances have been promptly closed. It is evident that most of the grievances recorded in the SCRP pertains to inclusion to Masterlist.

67. Figure II-2 shows that the received grievances utilized six (6) of the GRM's intake channels, almost 39% of the APs made use of the electronic mail (Email) channel. This was followed by the website and personal means, both having a rate of 19.2%. With a percentage of almost 4%, the least used intake channel that was used is the telephone.

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Table II-15. Annual Received RAP-SCRP Grievances

Category	2019	2020	2021	2022	2023	2024	2025	TOTAL
Land and Structure Acquisition	**20**	**64**	**218**	**153**	**37**	**72**	**13**	**577**
Relocation and Resettlement	**5**	**25**	**109**	**367**	**92**	**51**	**13**	**662**
Livelihood and Employment	**0**	**0**	**2**	**0**	**2**	**5**	**0**	**9**
Total	**25**	**89**	**329**	**520**	**131**	**128**	**26**	**1248**

Source: Analysis of GCR RAP Team based on the DOTr's GRM databases.

Table II-16. Status of Received RAP-SCRP Grievances (January to June 2025)

AREA AFFECTED	Received Grievances				Ongoing Grievances				Resolved Grievances			
	Land and Structure Acquisition	Relocation and Resettlement	Livelihood and Employment	Total	Land and Structure Acquisition	Relocation and Resettlement	Livelihood and Employment	Total	Land and Structure Acquisition	Relocation and Resettlement	Livelihood and Employment	Total
Manila	7	8	0	**15**	0	0	0	**0**	7	8	0	**15**
Makati	0	2	0	**2**	0	0	0	**0**	1	3	0	**2**
Taguig	2	1	0	**3**	0	0	0	**0**	3	1	0	**3**
Parañaque	0	0	0	**0**	0	0	0	**0**	0	1	0	**0**
Pasay	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
Muntinlupa	1	5	0	**6**	0	0	0	**0**	3	14	0	**6**
San Pedro	1	2	0	**3**	0	0	0	**0**	1	1	0	**3**
Biñan	0	1	0	**1**	0	0	0	**0**	0	3	0	**1**
Santa Rosa	2	2	0	**4**	0	0	0	**0**	0	1	0	**4**
Cabuyao	2	0	0	**2**	0	0	0	**0**	0	5	0	**2**
Calamba	5	0	0	**5**	0	0	0	**0**	3	1	0	**5**
Total	**20**	**21**	**0**	**41**	**0**	**0**	**0**	**0**	**15**	**36**	**0**	**41**

Source: Analysis of GCR RAP Team based on the DOTr's GRM databases.

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Table II-17. Subcategories of RAP-SCRP Grievances

Subcategories of RAP Grievances	TOTAL
Land and Structure Acquisition	
Document Processing	3
Issue of Ownership	5
Land Clearing/Demolition	0
Payment Processing	5
Valuation of Property	2
Relocation and Resettlement	
Accessibility	2
Hazards	1
Inclusion to Masterlist	6
Relocation Entitlements and Assistance	5
Safety and Security	2
Structural Concerns	0
Utilities	0

Source: Analysis of GCR RAP Team based on the DOTr's GRM databases

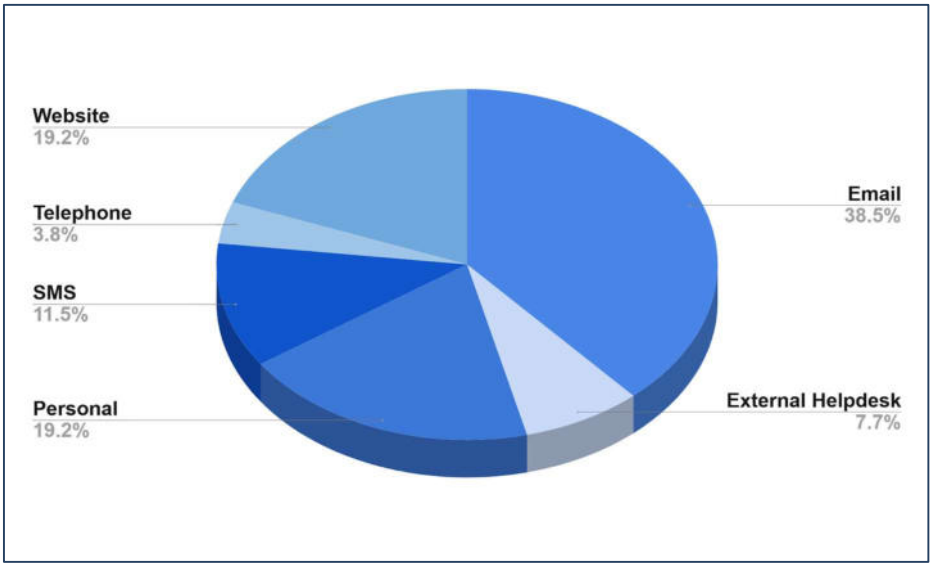

Figure II-2. Utilization Rate of Grievance Intake Channels from January to June 2025 in SCRP

H. Livelihood Restoration and Improvement Program (LRIP)

68. As mentioned in B. Institutional Arrangement, DOTr SCRP ISFr Team including LRIP temporarily transferred to MCRP in late April 2025. During this time, DOTr LA Team covered the tasks of ISFr Team, however, LRIP activities were limited in a minimum.

69. In the Blumentritt-Calamba Section, the schedule of the regular DOTr-GCR LRIP meetings to align the LRIP activities are as follows:

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LGU	Schedule
Manila Livelihood Subcommittee	every 2nd Wednesday of the month
Makati Livelihood Subcommittee	every Tuesday of the month
Taguig Livelihood Subcommittee	every first Friday of the month
Paranaque Livelihood Subcommittee	every 2nd Tuesday of the month
Muntinlupa Livelihood Subcommittee	every 1st Wednesday of the month
San Pedro Livelihood Subcommittee	every 2nd Friday of the month
Binan Livelihood Subcommittee	every 4th Wednesday of the Month
Santa Rosa Livelihood Subcommittee	every 3rd Wednesday of the Month
Cabuyao Livelihood Subcommittee	every 3rd Thursday of the month
Calamba Livelihood Subcommittee	every 1st Thursday of the month

Although fixed monthly schedules for the conduct of the LRIP Sub-committee Meetings were agreed upon, it was not convened as scheduled due to various factors, mostly with reference to the availability of the members. Makati was consistent in holding monthly meetings on April 11, May 16, and June 10, 2025. 4 LGUs held one meeting each: Paranaque on April 8, Muntinlupa on April 24, Manila on April 30, and Taguig on June 30, 2025. There was no LRIP Sub-committee meeting for remaining LGUs during this reporting period. Reconvening and introduction of new focal were conducted in early 2025; however, regular convening was halted due to the N2 augmentation of SC LRIP staff.

70. The PNR stop operation, track removal and fencing affected PNR employees, both from the Operations and Engineering Groups. During this reporting period, 92 Operations Staff and 148 Engineering Staff were paid for commuting allowance. With reference to the Trolly Drivers who were directly affected by the Project, there has been no resumption of activities since August 2024. The “Guidance Notes” drafted in relation to the provision of entitlements for the 20 Banlic Farmers (7 tenants and 13 farm workers) still has not been approved for implementation.

71. The Assistance to Individuals in Crisis Situations (AIC) was conducted in Binan, Sta. Rosa, and Cabuyao on March 4, 2025. There were a continuing follow-up and monitoring of the implementation of LRIP through LGUs, the Contractors and other stakeholders like DTI, DOLE, and PESO. Livelihood interventions were implemented, including training spearheaded by the LGU PESO and Livelihood Offices. Downloading of funds will occur upon the relocation of APs to ensure context-specific and sustainable interventions.

72. In early December 2023, the DOTr discussed the ADB request for a stand-alone LRIP Guide or Reference for the Project. The draft stand-alone detailed LRIP was submitted to ADB in March 2024 and is under review as of June 2025.

73. **LRIP Workshops Conducted.** There was a continuing attempt for a possible MoA with TESDA, however, there still were no significant updates during this reporting period.

Table II-18. Status of Required Formal Agreements Prior to Implementation

ENTITY	Type of Agreement Required	Purpose	Signed? (Y/N)
TESDA	MOA	Skills Training Program	No
DTI	TBC	TBC	No
DOLE	TBC	TBC	No
DSWD	TBC	TBC	No
LBP	MOA	Account Opening	Yes

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74. **Financial Literacy and Management Training.** Financial literacy orientations were conducted when payment of compensation and entitlements were released to NLO APs. The brief Orientation conducted by Land Bank of the Philippines (LBP) dealt with the importance of saving, spending wisely, and values related to the management of finances. A total of 38 attended the Financial Orientation: 2 from Cabuyao, 16 from Calamba, and 20 from the Depot Area during this reporting period.

Table II-19. Financial Management Training Conducted LGU	REPORTING PERIOD	# PLANNED SESSION	# SESSIONS CONDUCTED	# ELIGIBLE PAH	# ELIGIBLE PAH ATTENDED	# ELIGIBLE APS			# ELIGIBLE APS ATTENDED		
	Cumulative					M	F	T	M	F	T
Manila 2	Jan-Jun 2025										
	Cumulative										
Makati	Jan-Jun 2025										
	Cumulative										
Taguig	Jan-Jun 2025										
	Cumulative										
Parañaque	Jan-Jun 2025										
	Cumulative										
Muntinlupa	Jan-Jun 2025										
	Cumulative										
San Pedro	Jan-Jun 2025										
	Cumulative										
Biñan	Jan-Jun 2025	-	-	-	-	-	-	-	-	-	-
	Cumulative										
Sta. Rosa	Jan-Jun 2025										
	Cumulative										
Cabuyao	Jan-Jun 2025	1	1	2	2	0	2	2	0	2	2
	Cumulative	1	1	2	2	0	2	2	0	2	2
Calamba	Jan-Jun 2025	2	2	16	16	13	3	16	13	3	16
	Cumulative	2	2	16	16	13	3	16	13	3	16
Banlic (Calamba)	Jan-Jun 2025	3	3	20	20	15	5	20	15	5	20
	Cumulative	7	7	51	51	32	19	51	32	19	51

1. Vocational/entrepreneurial training for of APs in livelihood rehabilitation programs (women, men, and vulnerable groups)

75. **Vocational/Enterprise Training.** During this reporting period, there has been no significant progress on the training assistance. The Livelihood Needs Assessment (LNA) activities were carried out through voluntary participation and community assemblies. However, the majority of APs were not interested due to their current work and economic activities. Issues concerning the preference and availability of training were continuously discussed during Livelihood Subcommittee meetings. However, rapid changes in APs' decisions, influenced by market shifts, led to a mismatch in the trainings provided by the LGU. Also, the provision of training allowances has yet to be finalized and will be included in the transfer of funds to LGUs for livelihood assistance.

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Table II-20. Vocational/Enterprise Training conducted

LGU	# ELIGIBLE APS	REPORTING PERIOD	# APS REGISTERING			# APS SUCCESSFULLY COMPLETED			# OF APS THAT RECEIVED STARTED KITS					
	Total*	Cumulative	M	F	T	M	F	T	TESDA	DTI	DOLE	DSWD	LGU	OTHERS
Manila 2	1922	Jan-Jun 2025	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative												
Makati	336	Jan-Jun 2025	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative												
Taguig	1323	Jan-Jun 2025	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative												
Parañaque	197	Jan-Jun 2025	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative												
Muntinlupa	1212	Jan-Jun 2025	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative												
San Pedro	437	Jan-Jun 2025	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative	13	26	39	13	26	39						
Biñan	1439	Jan-Jun 2025	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative	13	47	60	6	21	27						
Sta. Rosa	399	Jan-Jun 2025	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative	0	6	6	0	6	6						
Cabuyao	204	Jan-Jun 2025	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative	8	6	14	8	6	14						
Calamba	1475	Jan-Jun 2025	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative	21	24	45	21	24	45						
Banlic (Calamba)	323	Jan-Jun 2025	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative	21	26	47	21	26	47						

*Note: Total of Micro, small, medium, large business and vulnerable APs of landowners and non-landowners, thus there is duplication. The duplication in the name AP is due to multiple circumstances they have, e.g., home-based operated micro-business owners and vulnerable; this will be addressed accordingly.

2. Availability of employment activities

76. **Job Matching and Project Related Employment Opportunities**. In January 2024, there was a collection of biodata of APs for possible employment in construction. The documents were submitted to the following contractors: Hyundai-Dongah Joint Venture (HDJV) (contractor for CP S-04 to S-06) and LOTTE-Gulermark-EEI Joint Venture (LGEJV) (contractor for CP S-07). As of March 2025, 9 APs are employed in project related jobs, and 30 APs are employed in non-project related jobs. However, unfortunately, the updated status of employment with contractors has not been provided as of June 2025. HDJV and other contractors have yet to finalize their workforce requirements, as permanent work has not fully commenced.

Table II-21. Status of Job Matching and Employment Assistance

LGU	# OF ELIGIBLE APS	REGISTERING/ SEEKING PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN PROJECT RELATED JOBS			REGISTERING/ SEEKING NON-PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN NON-PROJECT RELATED JOBS		
		M	F	T	M	F	T	M	F	T	M	F	T
Manila 2	2009	-	-	-	-	-	-	-	-	-	-	-	-
Makati	1508	-	-	-	-	-	-	-	-	-	-	-	-
Taguig	2731	-	-	-	-	-	-	-	-	-	-	-	-
Parañaque	531	-	-	-	-	-	-	-	-	-	-	-	-
Muntinlupa	3906	53	3	56	0	1	1	-	-	-	-	-	-

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LGU	# OF ELIGIBLE APS	REGISTERING/ SEEKING PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN PROJECT RELATED JOBS			REGISTERING/ SEEKING NON-PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN NON-PROJECT RELATED JOBS		
		M	F	T	M	F	T	M	F	T	M	F	T
San Pedro	880	12	0	12	-	-	-	-	-	-	-	-	-
Biñan	3077	47	0	47	8	0	8	-	-	-	-	-	-
Sta. Rosa	835	39	2	41	-	-	-	25	5	30	25	5	30
Cabuyao	606	10	0	10	-	-	-	-	-	-	-	-	-
Calamba	2700	147	4	151	-	-	-	-	-	-	-	-	-
Banlic (Calamba)	351	11	0	11	-	-	-	-	-	-	-	-	-

3. Provision of Special Assistance to Vulnerable Groups

77. **TA 6692-PHI**. The Technical Assistance (TA) "Strengthening the Transition of the Vulnerable Communities (STVC) Affected by the South Commuter Railway Project (SCRP)" focuses on vulnerable HHs/APs and continuously conducted coordination meetings facilitated by DOTr.

78. The STVC introduction and orientation to the LIAC and the concerned LGUs were completed. During this reporting period, the STVC conducted the following:

- Endorsement in Binan, Muntinlupa, San Pedro, and Manila medical equipment for the Persons with Disability (PWD) from Philippine Charity Sweepstakes Office (PCSO). This was for a total of 300 households, prioritized according to those who have not received the Assistance to Individuals in Crisis Situation (AICS)
- Re-submitted APs for AICS to DSWD for the NCR Area. This involved about a thousand APs
- Conduct of Training for Livelihood Officers of DOTr
- Mapping of opportunities in Naic and Banlic; market assessment (for jobs, enterprises, and micro-finance)
- Training for financial literacy for SHFC Staff (using the BPI and BDO Foundation module); and orientation for Taguig on cooperatives
- Worked with the TWG for Livelihood on the Livelihood Framework Working Draft
- in June 2025, Calamba Focus Group Discussion on Gender

79. As of June 2025, 13 vulnerable AHs received inconvenience allowance, and 15 AHs received special assistance during relocation.

Table II-22. Provision of Special Assistance to Vulnerable Groups

LGU	# OF ELIGIBLE VULNERABLE HH	# OF VULNERABLE HH THAT RECEIVED INCONVENIENCE ALLOWANCE (PHP10,000)	# OF HH PROVIDED WITH MANPOWER ASSISTANCE TEAM (MAT) DURING RELOCATION	REGISTERING/SEEKING SKILLS TRAINING			APS FROM VULNERABLE HH COMPLETED SKILLS TRAINING		
				M	F	T	M	F	T
Manila 2	1380	-	-						
Makati	267	-	-						
Taguig	1005	-	-						
Parañaque	116	-	-						

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LGU	# OF ELIGIBLE VULNERABLE HH	# OF VULNERABLE HH THAT RECEIVED INCONVENIENCE ALLOWANCE (PHP10,000)	# OF HH PROVIDED WITH MANPOWER ASSISTANCE TEAM (MAT) DURING RELOCATION	REGISTERING/SEEKING SKILLS TRAINING			APS FROM VULNERABLE HH COMPLETED SKILLS TRAINING		
				M	F	T	M	F	T
Muntinlupa	1345	-	-						
San Pedro	330	-	-						
Biñan	1010	-	-						
Sta. Rosa	321	-	-						
Cabuyao	126	2	1						
Calamba	1273	0	2						
Banlic (Calamba)	17	11	12	0	0	0	0	0	0

4. Re-establishment of Businesses and availability of alternative livelihood for land-based APs

80. **Assistance to find Alternative Site to Continue Business/Farming.** There was a coordination meeting with Barangay Banlic on January 22, 2024, to conduct the validation interview and the supplemental survey with 21 farmers in Banlic Depot. Data consists of crop information, such as type of crop, schedule of planting and harvesting, volume, and price was collected. By June 2024, the General Assembly for these farmers was conducted. Then, initial requirements such as two valid IDs, TIN Number, and other documents were collected. The DOTr prepared the "Guidance Note for the Entitlements of the APs Engaged in Agricultural Activity Affected by the North-South Commuter Railway Extension Project" which is also applicable for farmers in Banlic Depot. The primary objective of the "Guidance Note" is to implement the relevant provisions of the Entitlement Matrix, ensuring clarity and consistency in the delivery of the entitlements of the APs engaged in agricultural activity. During the second Quarter of 2025, a series of meetings were conducted to finalize the "Guidance Note". The intention is to have the document approved and signed by the Office of the Undersecretary for Railways (OUR) for implementation.

5. Availability of soft loans for APs

81. Still no progress on this assistance since no APs have expressed a desire to apply for it during this reporting period. The DOTr will explain the availability of soft loans to affected business owners so that those who wish to access such assistance can be appropriately supported.

Table II-23. Assistance to Secure Government Soft Loan

LGU	ASSISTANCE TO SECURE LOAN					
	# OF APS ELIGIBLE FOR ASSISTANCE*	# APS WHO REQUESTED ASSISTANCE	NO ACTION/ ASSISTANCE	ON-GOING	REJECTED	APPROVED
Manila 2	1922					
Makati	336					
Taguig	1323					
Parañaque	197					

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LGU	ASSISTANCE TO SECURE LOAN					
	# OF APS ELIGIBLE FOR ASSISTANCE*	# APS WHO REQUESTED ASSISTANCE	NO ACTION/ ASSISTANCE	ON-GOING	REJECTED	APPROVED
Muntinlupa	1212					
San Pedro	437					
Biñan	1439					
Sta. Rosa	399					
Cabuyao	204					
Calamba	1475					
Banlic (Calamba)	323					

*Note: Total of Micro, small, medium, large business and vulnerable APs of landowner and non-landowner, thus there are duplication. The duplication in the name is due to multiple circumstances that APs have, e.g., Home-based operated micro-business owners and vulnerable, this will be addressed accordingly.

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III. SAFEGUARDS PERFORMANCE MONITORING

A. Summary of Compliance to RAP Requirements

82. For private land acquisition, landowners of 41 lots fully or partially received compensation for land and structures by this reporting period. Still, most of the compensation for land, structures, and resettlement of AHs is in the pre-disbursement stage as of the end of June 2025. Regarding the disbursement of entitlement, DOTr finalized "Implementation Mechanism for Payment of Other Entitlements" to provide clear guidance to process other entitlements for landowners and started utilizing it from June 2025 for smooth disbursement of other entitlements.

83. For non-landowners, 51 APs (34 SOs and 17 NSOs) in Banlic Depot, 2 SOs in Cabuyao and 16 NSOs in Calamba, a total for 69 APs, have received compensation for structures and/or other entitlements including rental subsidy during temporary relocation if needed. 60 APs have been relocated to temporary relocation facilities or permanent relocation sites including self-relocation after the release of compensation and entitlement. No APs have been displaced before the payment in compliance with the social safeguards.

84. Compensation for the lots and structures was paid at full replacement cost computed at current market value, free of taxes, based on the unit cost of LBP appraisal in compliance to RAP requirements.

85. The table shows a summary of the text above, which describes the accomplishments as of June 2025.

Table III-1. Key Accomplishments

No	Category	Summary of Key Accomplishments	Status of Compliance (Yes/No/On-going)
1	Institutional arrangement for the RAP implementation and capacity building	Status of the PMO structures	Yes
		Number of MOAs executed with other line agencies	Yes -3 MOAs NHA, SHFC and LBP
		Number of resettlement staff filled during this reporting period	Yes – 76 staff onboarded, and recruitment of staff is on-going
		Number and details of capacity building provided for staff and other line agencies involved in implementing the RAP	Yes- 4 different types of training and capacity building on RAP for DOTr ROWSA team members
		Details of orientation workshops for other/line agencies involved in the RAP implementation	Yes, all LGUs were oriented on the RAP Implementation Activities
2	Fund availability and allocation	Availability of required funds with the DOTr for the RAP implementation as planned	Yes, funds for payment compensation and entitlement set out in the RAP has been deposited to the cash card/ and regular bank account of the Aps at Land Bank of the Philippines (LBP) on a special purpose account. Funds to pay for compensation and entitlement

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No	Category	Summary of Key Accomplishments	Status of Compliance (Yes/No/On-going)
			have been downloaded to the LBP.
		Allocation of funds to resettlement agencies as per schedule (names of agencies/dates of transfer/amount etc.)	Yes -The 2nd tranche to SHFC (2.9 billion) from the DOTr to construct housing in the resettlement sites has been released in September 2024. The 3rd tranche under preparation
3	Identification and notification	Number of ISFs, APs for Manila to Calamba established	On-going verification 13,918 as of June 2025
		Number of Notice of Taking (NoT), issued and number of Offer to Buy (OTB), Offer to Compensate (OTC)	For landowners NOT: 1,633 lots OTB: 250 lots For non-landowners NOT: 4,790 APs OTC: 639 APs
		Number of Identified and Verified ISFs/APs	On-going verification 13,918 as of June 2025
		Number of identified and verified APs eligible for socialized housing	On-going pre-qualification and BSAAC validation 7,658 as of June 2025
		Number of identified and verified APs ineligible for socialized housing	On-going pre-qualification and BSAAC validation 1,538 as of June 2025
		Number of vulnerable APs identified and verified.	On-going verification 7,187 based on conditionally approved RP
		Number of APS identified and verified with no permanent dwelling.	On-going, no available data yet
		Identification and verification of Livelihood Restoration and Improvement Plan (LRIP) beneficiaries	On-going verification 9,267 based on conditionally approved RP
4	Resettlement preparation and site selection	Number of Available socialized housing units with the SHFC	On-going construction, 78 units have been turned over as of June 2025
		Number of Organized of Housing Exhibits	Not yet started
		Progress and schedule of housing construction by the SHFC	On-going for all LGUs except Paranaque and Sta Rosa
		Number of consultation and agreement with APs on available housings conducted and agreed	On-going Community Assemblies were conducted in Calamba
		Status on the creation of social infrastructure at resettlement sites	Not yet started
		Number of consultation and site selection by APs	On-going Site inspection conducted for Manila, Makati, Taguig, Muntinlupa, San Pedro and Calamba by June 2025
		Number and status of signing of agreements with APs for social housing units	31 Calamba and Banlic
		Number of housing units delivered to APs	31 units in Rizal Ville, Calamba
5		Status of completion of a validation and replacement cost survey	On-going by Land Bank of the Philippines, around 76% of

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No	Category	Summary of Key Accomplishments	Status of Compliance (Yes/No/On-going)
	Payment of compensation and self-relocation		lots and 83% of structures were appraised by LBP
		Status of finalization of the Masterlist for self-relocation	On-going
		Number of full compensation and entitlement for land, structures, and other properties/improvements/assets	39 lots and 46 structures/ improvements
		Record of payment of compensation and various assistance to APs (including rental subsidies, food allowances, transportation allowances, etc.)	Yes, payment is recorded
		Status of payment of various assistance for APs	60 NLO received rental subsidies and/or other allowance for temporary or permanent relocation
		Number of APs who receive special vulnerable assistance	13 AHs received inconvenience allowance 15 AHs provided manpower assistance during relocation
		Number of Signed Agreement to Demolish and Remove Improvement (ADRI)	136 for San Pedro, Binan, Sta Rosa, Cabuyao, and Banlic, Calamba
6	Project-assisted resettlement	Number of APs availing of social housing units and Pag-IBIG housing support	31 APs in Calamba and Banlic Depot
		Number of APs resettled	48 APs in Calamba and Banlic Depot
		Number APs who relocated to temporary accommodation	40 APs in Banlic Depot
		Number of APs who receive especially vulnerable assistances	15 APs in Cabuyao, Calamba and Banlic Depot
7	Consultation and disclosure	Number of consultations with APs during resettlement preparation	On-going, at least 3 times
		Number of consultations with APs for site selection	PIB survey conducted for each LGUs, at least 3 times
		Number of disclosures of communication materials including construction schedules disseminated	Distributed Project Information Brochures and Notifications on the Project Construction Schedules
		Number of women and vulnerable groups/people participated in consultation	On-going, no available data for number
8	LRIP	Number of identified livelihood restoration and improvement measures	On-going, no available data for number
		Number of identified APs with specific livelihood restoration program	On-going, 9APs employed in project related job, 30 APs employed in non-project related job by March 2025
		Number of signed agreements with service providers	On-going, none yet
		Number of conducted LRIP workshops	None during this reporting period
		Number of assistances provided for financial management	10 sessions by June 2025
		Number of Assistance provided for securing soft loans	Not yet started

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No	Category	Summary of Key Accomplishments	Status of Compliance (Yes/No/On-going)
		Number of provided Vocational trainings	None during this reporting period
		Number of employment opportunities to APs during construction of the project versus the percentage of APs who obtain employment	9APs employed in project related job out of 9,267 identified beneficiaries
9	GRM	Number of the Hotline established	The APs have access to a wide range of channels for reporting and follow-up on the status of their grievances. In September 2022, the DOTr and ADB launched the eGRM Portal. It is a web-based avenue for APs to submit complaints through SMS with mobile number 0919 161 0109 and NSCR website address of nscr.com.ph. APs may also send their grievance through email address nscr.grm@dotr.gov.ph.
		Number of operational Help Desks / RIMC Sub-committee on Grievance	Following the implementation of eGRM Portal, there are no longer physical helpdesks set up in the local government units (LGUs). However, there are LGU personnel appointed to serve as focal in addressing respective complaints.
		Number of established and operational Help Desks	In absence of Physical Helpdesks, the APs are advised to directly go to assigned offices of the LGU-GRM focal or to lodge their concerns in the following GRM communication tools: 1.eGRM Portal 2.Mobile number hotline 3. GRM email address
		Number of trainings for GRM staff completed	GRM and eGRM trainings are implemented to the GRM focal point of LGUs and partner agencies.
		Number/type of grievances received at each level	There are 41 out of 54 RAP grievances received in SCRP from January to June 2025. A single grievance may have multiple subcategories of concerns.
		Number of resolved/unresolved grievances	As of the reporting date, there is a 100% resolution rate for receiving grievance in RAP-SCRP.
10	Restoration of public facilities	Number/type of public facilities to be restored	Ongoing due diligence activities
		Number/type of public facilities restored	Not yet started

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No	Category	Summary of Key Accomplishments	Status of Compliance (Yes/No/On-going)
11	Handover of land for civil works	Total Area/length of the ROW handed over by the PNR/BCDA	845,962 sqm of Free and Clear Area in PNR handed over
		Total Area/length of other government-owned land handed over	S-07: 34 lots (229,197 sqm) S-06: 4 lots (14,962 sqm) S-05: 2 lots (21,514 sqm) S-03a: 2 lots (4,200 sqm) S-03c: 1 lot (2,170 sqm)
12	Gender-disaggregated resettlement and rehabilitation information	Number of woman-headed families	5,005
		Number of woman-headed families which opt for self-relocation	5 in Banlic, Calamba
		Number of woman-headed families which receive full compensation	24 in Cabuyao, Calamba and Banlic Calamba
		Number of woman-headed families which receive all kinds of assistance	25 in Cabuyao, Calamba and Banlic Calamba
		Number of woman-headed families which opt for assisted relocation	13 in Calamba and Banlic Calamba
		Number of women's group consultation meetings organized	Not yet started
		Number of woman-headed families which complete self-relocation	5 in Banlic, Calamba
		Number of woman-headed families which obtain assisted-relocation	13 in Calamba and Banlic Calamba
		Number/type of the LRIP opted by woman-headed families	Not yet started
		Number/type of the LRIP participated by woman-headed families	19 participated in financial management training

B. Issues Identified in this Reporting Period

86. The following are the identified issues and challenges in compliance with the RAP requirements. Table III-2 describes the key issues, mitigating measures undertaken by the project, and proposed resolution of issues to further improve the social safeguard monitoring activities.

Table III-2. Key Issues, Mitigating Measures, and Resolution of Issues

Area Concerned	Key Issue and Challenge	Mitigating Measures and Resolutions
Institutional arrangements for land acquisition and resettlement	• Delays in signing of RAP Implementation and Management Committee (RIMC) MOA between LGU, DOTr and PNR to address issues/concerns not resolved in LIAC, e.g., disqualified AHs, payment of affected structures in public land, other AP claims, etc. • Delay in the signing of the Supplemental MoA between DOTr and SHFC • There is a delay in the finalization of resettlement sites in some LGUs. For the resettlement site in Naic, a supplemental MOA is required to transfer funds to the LGU prior to the actual relocation of families.	• For the RIMC MOA, DOTr shall follow up LGUs' approval and signature • RAP Implementation and Management Committee (RIMC) will also be established to address concerns and issues not addressed by the LIAC relating to APs. The DOTr will be the Chair the RIMC in each LGU. • The signing of the Supplemental MoA between DOTr and SHFC needs to be expedited to avoid delays in the construction of the relocation sites. • DOTr will intervene so that SHFC and LGUs can work together and maintain close coordination to finalize relocation sites of ISFs for the remaining LGUs. • For the new claimants, the due diligence activities started in April 2022 and are still in progress. Collection of documents

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Area Concerned	Key Issue and Challenge	Mitigating Measures and Resolutions
	• There are new claimants who are listed in the GRM database, LIAC Masterlist and Barangays Masterlist. • Delays in validation activities due to lack of manpower from DOTr-partner agencies. • No approved LIAC Resolution yet in Manila, Makati, Taguig and Paranaque on the qualification and disqualification of NLO APs for socialized housing which affects the finalization of Validated Masterlist as a requirement for payment process. • Delays in deliverable housing units as committed by developers. • The public rental facilities are moving slowly, and funds still need to be transferred to the LGUs. • The SHFC and developers of off-city relocation sites in Naic, Cavite for AHs from Manila, Makati, and Taguig have committed to deliver ready for occupancy housing units by 1st Quarter of 2025. The general MOA between DOTr and Naic was signed by Secretary Dizon. However, to proceed with the timely relocation of AHs, the municipal mayor pronounced no relocation without the construction of community facilities such as schools and health centers. Delays in relocation can be foreseen. • Five (5) LGUs, including the receiving LGU, namely Manila, Makati, Parañaque, Biñan, and Naic are expected to have changes in administration / local chief executive (LCE) due to the result of the recently held national and local elections. As a result, possible changes are expected in terms of cooperative arrangements including relocation of activities and among others.	requirement from claimants is ongoing for consideration of inclusion in the masterlist for BSAAC deliberation. • DOTr will oversee and enjoin LGUs that LIAC meetings shall be held regularly in each LGU and necessary activities such as selection of permanent relocation site, available rental housing facilities, rental subsidy mechanism, etc., to regularly discuss and resolve issues deliberated in the LIAC and well as with partner agencies. • DOTr PMO shall closely coordinate with SHFC for the realistic timeline on construction of relocation site and closely monitor the progress. DOTr PMO shall also coordinate with the SHFC, LGU, and utilities providers to fast-track the relocation site readiness for occupancy. • The rental subsidy will be applied if the relocation site is not yet ready after compensation for structures is released. • The signing of MoA with the LGUs for Public rental facilities needs to be expedited. • Ensure temporary housing accommodations of AHs while waiting for the availability of housing units in the permanent resettlement sites such as socialized housing and PRF. • To closely monitor the status and fast-tracking of the review/signing of MOA between DOTr and Naic LGU. DOTr to ensure temporary housing accommodation while waiting for the turnover of units in the resettlement sites in Naic, Cavite. • Conduct of IEC Meetings with the newly elected mayors / LCEs once they have assumed their office in July to present project background and status, discuss the existing institutional arrangements, and ensure cooperation and partnership
Consultation, Participation and Information Disclosure	• Due to the delay of the Project, it is necessary to provide updated project information to the public • Large scale business owners tend to send their own legal representatives to discuss and negotiate with DOTr	• Supplementary consultation meetings to be organized to provide sufficient project information to APs and the public • Sufficient preparation and legal advice are necessary to discuss with legal business owners
Disbursement of compensation and assistance	• Other NoTs were not issued to alleged APs who left the affected structures without informing the neighbors, went abroad, refused to receive, others died, and so on. DOTr continuously reviews the eligibility of APs for the payment of structural appraised values • No official decision yet from PMO pertaining to issues on not to compensate affected tree owners whose trees are inside PNR property • DOTr shall include compensation for machineries and equipment in the offer for landowners which own	• DOTr shall fast track the preparation of implementing guidelines for APs who will receive payment for the affected structures • DOTr and PNR shall resolve the issue of non-payment of affected trees and crops within the PNR property. This is a belated decision of PNR after the approval of the RAP that says that APs will be compensated for their trees and crops included in the survey of affected assets. • DOTr to coordinate with LBP for the appraisal of machinery and equipment, inventory/machinery list to be prepared

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Area Concerned	Key Issue and Challenge	Mitigating Measures and Resolutions
	machineries and other industrial equipment in their affected structures • The template of EJSE with the sale has been finalized in October 2023; however, it is not yet utilized due to unfamiliarity of the document. In addition, the Landowners are hesitant to utilize EJSE with Sale after learning that full payment on their property will be made only after 2 years from issuance of new title. • Delay in release of LBP appraisal report. Also, the appraised value is lower than BIR zonal value in some areas due to the recent update of BIR zonal value. Anticipated more expropriation cases. • Difficulty of AP to obtain tax declaration document requirement for NLO SO within PNR lot • Lack of RAP Personnel to transact with all project APs to issue documents, gather their requirements, explain status and requirements, verify documents and resolve all issues listed above.	together with the structure owner in preparation of the appraisal. • DOTr to utilize an EJSE with the sale in response to the landowner's concern on financial constraints to execute EJSE. Close guidance and assistance to be provided to facilitate this process and re-examine the provision that Landowners will get full payment 2 years after issuance of new title • DOTr to follow up LBP for the schedule and make sure that necessary data is provided to LBP • If possible, DOTr to offer based on BIR zonal value in case appraised value is lower than BIR zonal value. If this cannot apply and landowner refused DOTr offer, proceed expropriation • Conduct the coordination with Assessor's office and provide reference document for Tax Declaration issuance • Since additional positions for DOTr PMO has been approved as of September 2024, DOTr expedited the recruitment of new staff including the transferring GCR personnel to DOTr PMO. Proper guidance and trainings to be provided for capacity enhancement of newly mobilized DOTr staff.
Grievance redress mechanism	• There are delays in scheduled activities, particularly coordination efforts, and GRM orientations, which have direct implications for the effective implementation of the GRM framework. Postponements may hinder the timely capacitation of LGU-GRM focal persons and community stakeholders, affecting the operational readiness of grievance redress mechanisms at the local level particularly where there are focused ground works. • Stakeholders' personnel, especially new ones, may not be aware of the grievance redress mechanism, which can significantly limit their ability to raise concerns or seek resolution. The possibility of having stakeholders (personnel/APs) at risk of being excluded from the process due to minimal targeted communication is high. There is a possibility that there may be legitimate issues that need to be addressed that were not raised on a proper platform or addressed through a proper mechanism. • Observing the election period shortens the time available for implementation. Since barangay coordination and orientation are proposed scheduled for June–July, actual monitoring at the LGU and barangay levels may only begin by mid-Q3. This may limit the timeframe for collecting meaningful data before	• Adjust the work plan by including a catch-up schedule (compressed activities or back-to-back sessions) to recover lost time, especially before the next quarter's critical milestones. Schedule separate orientations for each workstream/office to tailor discussions to the specific concerns and processes relevant to their functions. • Hold short GRM orientations during community assemblies. To reinforce these sessions, prepare easy-to-understand presentation materials tailored for the communities, using local languages to ensure clarity and accessibility for all APs. Providing IEC materials implemented on various platforms would help mitigate concerns, especially an escalation that may also happen outside of the project's GRM. • To mitigate the time constraints caused by the election period and ensure meaningful data collection before the year-end assessment, it is recommended to accelerate pre-implementation activities such as barangay-level orientations and capacity building by clustering sessions or conducting them virtually where feasible. A phased or pilot rollout in priority barangays can also be adopted while other areas are still being oriented. To address the risk of inconsistent reporting during the learning curve period, standardized reporting templates and quick-reference guides should be provided.

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Area Concerned	Key Issue and Challenge	Mitigating Measures and Resolutions
	the year-end assessment. Introductory period of the mechanism and roles for data collection and validation poses a risk of inconsistent reporting across barangays. A learning curve period may be realistically assumed. As the tool is intended to support both policy updates and the year-end performance review, any delay in rollout may impact both implementations tracking and the timely updating or reformulation of the policies.	
Livelihood restoration and improvement program	• LRIP Sub-committee Meetings were not convened regularly. • DOTr has not yet downloaded livelihood funds to LGUs • There are APs who were not present during the Livelihood Needs Assessment (LNA) activities. • There were no significant updates on conduct of LRIP workshops and skill trainings • Status of job matching and project related employment opportunities has not yet been timely collected from the contractors of SC	• DOTr convene livelihood sub-committee per LGU together with other civil society organizations (CSOs) to move the LRIP forward. • DOTr shall continue to lobby and coordinate with government agencies mandated to implement livelihood programs including the LGUs for the allocation of budgets for livelihood skills training. • DOTr shall continue to conduct the LNA to the APs who were not present during the TNA/SES activities • DOTr shall continue to coordinate with livelihood mandated agencies to conduct livelihood skills training for the APs • Continue to coordinate with LGUs and contractors for smooth access to job opportunities at the construction sites. DOTr shall constantly monitor and follow up contractors with the monthly employment monitoring tool. For SC, such monitoring system should be established in coordination with contractors as soon as possible.

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IV. PROPOSED MAJOR ITEMS OF FOCUS FOR THE NEXT REPORT

87. The next semi-annual social monitoring report will continue to focus on the progress of the implementation of social safeguard activities stated below:

(i) Institutional Arrangements for the RAP implementation and capacity building

In the next reporting period, discussion on the progress on how the internal and external capacity building activities are done, including hiring additional staff for PMO responsible for land acquisition and resettlement tasks.

(ii) Fund availability and allocation in partnership with key government agencies

This report will provide information about key government agencies' fund allocation and disbursements for the project as per the MOA signed with them by DOTr.

(iii) Delivery of Entitlements

APs that are entitled for compensation and resettlement assistance will be reported in detail including timely release of compensation and assistance set out in the Entitlement Matrix

(iv) Resettlement preparation and site selection (resettlement site development, NHA and SHFC progress, civil works to build the resettlement sites, report on host community, if any, and others)

The report will focus on the progress of DOTr's partner agencies in the development of permanent relocation sites in consultation with various stakeholders.

(v) Grievance Redress Mechanism

Record of grievance and action taken by the DOTr on the issues and concerns filed in the central hotline and in Project's stakeholders' helpdesk.

(vi) Livelihood Restoration and Improvement Program

Discussions in this section will focus on the progress of LRIP implementation set out in the RAP.

(vii) Gender-disaggregated resettlement and rehabilitation information

DD RAP implementation report in the SCRP will pay preferential attention in providing gender disaggregated information

(viii) Progress on Key Issues, Mitigating Measures, and Resolution of Issues

In the next reporting period, progress on issues raised in Table III-2, such as mitigation measures taken and issues resolution status will be reported.

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APPENDICES

Appendix 1. Groundbreaking Ceremony for Golden Sunrise Relocation Site, Barangay Malainen Bago, Naic, Cavite (January 30, 2025)

Appendix 2. Ceremonial Turnover of Rizal Ville Resettlement Site, Barangay Banlic, Calamba (January 31, 2025)

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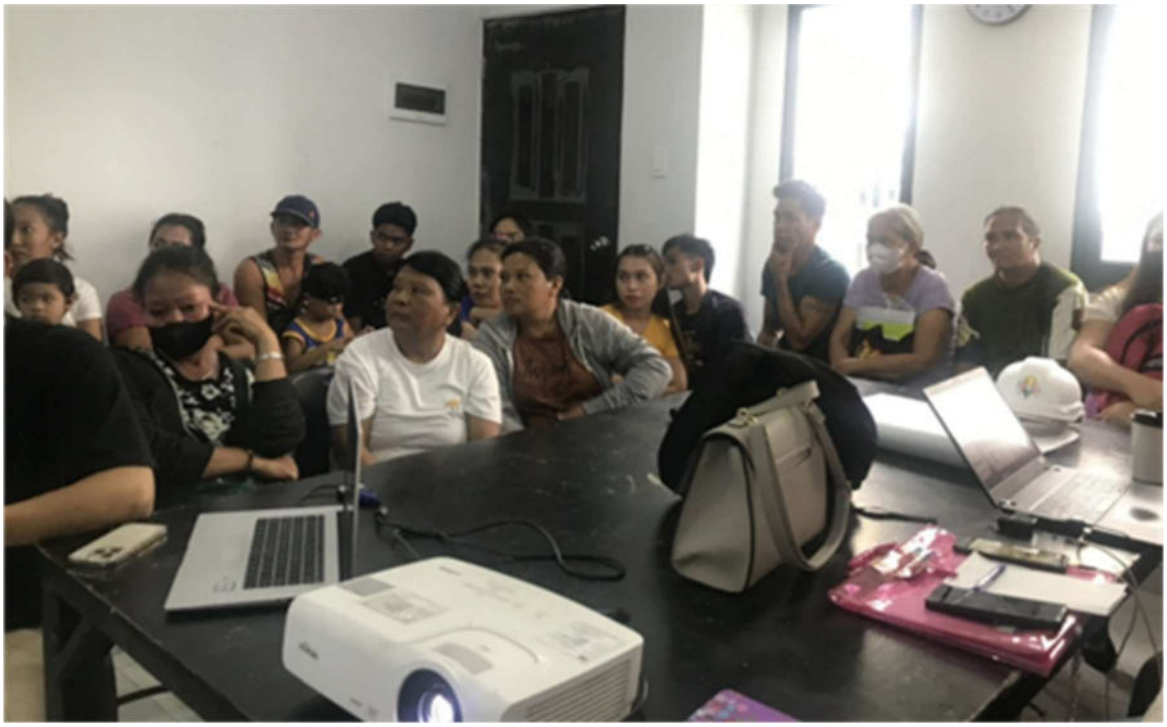
Appendix 3. Taguig Local Inter-Agency Committee (LIAC) Meeting, Taguig Satellite Office, SM Aura, Taguig (February 12, 2025)

Appendix 4. Community Assembly for 15 paid APs of Banlic Depot Area, at Rizal Ville Resettlement Site, Barangay Banlic, Calamba, Laguna (February 20, 2025)



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Appendix 5. Draw Lots and Lease Purchase Agreement (LPA) signing with SHFC, Barangay Nueva, San Pedro City, Laguna (April 26, 2025)

Appendix 6. Relocation of 15 APs in Depot Area from Temporary Rental Facility to Permanent Relocation Site, Rizal Ville, Calamba Laguna (May 05, 2025)

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Appendix 7. Site inspection and coordination with KSA representatives regarding relocation progress and site conditions, South Savannah, Malainen Bago, Naic, Cavite (May 28, 2025)

Appendix 8. Payment of 13 Non-Structure Owners in the Calamba Mainline with unit allocation in Rizal Ville, LBP Calamba City Hall Branch (June 13, 2025)

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Appendix 9: List of Consultations Conducted from January to June 2025

Date	Category	Venue	Participant	Meeting Name
2025/01/13	Coordination Meeting	CP S07 Office and Lot ID 100037, 100039 and 100042	DOTr, GCR, CLSD, LGEJV, Baque Corp	Joint Survey – Baque Corp.
2025/01/14	Coordination Meeting	Brgy. Hall, Banlic, Calamba, Laguna	DOTr, GCR, Farmer, BLGU	Updating of Depot Farmers re: Status of Entitlements
2025/01/20	Coordination Meeting	Lakeshore Activity Center, C6 Lower Bicutan, Taguig City	DOTr GCR PNR DSHUD SHFC LGU ADB DILG HOA	Taguig LIAC Meeting
2025/01/20	Coordination Meeting	DHSUD Office, Quezon City	DOTr GCR	Follow through discussion with DHSUD RIC PMO re: Public Rental Facility
2025/01/21	Coordination Meeting	Manila City Hall	DOTr, GCR, PNR, SHFC, PNR, DHSUD, PNP, LGU	Manila LIAC Meeting
2025/01/22	Coordination Meeting	23 Floor GFT Meeting Room C	DOTr, GCR	DOTr-GCR SC LA Meeting
2025/01/22	Coordination Meeting	Binan City Hall	DOTr, GCR, ADB, BCHSLO, BLGU, CAO, CPDO, CSWD, DHSUD, PABHAI, PCUP, SHFC	Local Inter-Agency Committee (LIAC) of Biñan Meeting
2025/01/22	Coordination Meeting	Makati City Hall, Makati City	DOTr, GCR, PNR, SHFC, PCUP, DHSUD, PNP, LGU	CMIAC Meeting
2025/01/24	Coordination Meeting	ADB Headquarters, Mandaluyong City	DOTr, ADB, JICA, GCR	SCRP ADB Bi-Weekly Meeting
2025/01/24	Coordination Meeting	El Pueblo Office, Sta. Mesa, Manila	DOTr, GCR, Phoenix Sun	Meeting with the LO- lot ID 11139-A
2025/01/27	Coordination Meeting	LTTMO, Taguig City Hall, Brgy. Tuktukan, Taguig City	DOTr, GCR, DHSUD, SHFC, Taguig LGU	Taguig Coordination Meeting and Workshop with SHFC, PNR, and Taguig LHO
2025/01/28	Coordination Meeting	23 Floor GFT Meeting Room D	DOTr, GCR	Coordination Meeting with DOTr Data Manager regarding Harmonization of Data
2025/01/30	Coordination Meeting	NAIC Cavite	DOTr, DHSUD, SHFC, Naic LGU	Groundbreaking Ceremony
2025/02/05	Coordination Meeting	Manila City Hall, Ermita, City of Manila	DOTr GCR DHSUD SHFC MUSO	Manila LIAC BSAAC Deliberation
2025/02/10	Coordination Meeting	PNCC Complex East Service Road San Martin De Porres, Paranaque	DOTr, GCR, PNCC	Coordination Meeting with PNCC
2025/02/12	Coordination Meeting	San Pedro City Hall	DOTr, GCR, Assessor, BLGU, CAGO, CCLDO, CEO, CPDCO,	LIAC Meeting

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Date	Category	Venue	Participant	Meeting Name
			CUDHO, CW, DHSUD, HOA, SHFC	
2025/02/12	Coordination Meeting	9th Floor, People's Hall, Taguig Satellite Office, SM Aura, Taguig City	DOTr GCR PNR DSHUD SHFC ADB DILG HOA	Taguig Local Inter-Agency Committee (LIAC) Meeting
2025/02/13	Coordination Meeting	Online via Google Meet	DOTr, GCR, SHFC, LGU, STVC, DHSUD, CUDHO, CPDO, PNR, ADB	LIAC Meeting (online)
2025/02/13	Coordination Meeting	Ecological Center, DENR-NCR, East Ave. Quezon City	DOTr, GCR, DENR	CP S-03a, S-03b Coordination Meeting with the Department of Environment and Natural Resources ("DENR")
2025/02/14	Coordination Meeting	Pasay City Hall Conference Room	DOTr, GCR, LGU	CP S-03b Technical Meeting with Pasay Local Government Units on Information, Education, and Communication
2025/02/17	Coordination Meeting	Meeting Room D, 23rd Floor, Greenfield Tower	DOTr, GCR	Discussion on Entitlement and Compensation for Farm Owners in Banlic and Other Related Matters
2025/02/18	Coordination Meeting	Avire Tower Quezon City	DOTr, GCR, OCG	Coordination Meeting with MMSP re: ROWUA
2025/02/19	Coordination Meeting	3rd Floor, Conference Room - Biñan City Human Settlements and Livelihood Office (BCHSLO), Biñan, Laguna	DOTr, GCR, ADB, BCHSLO, BLGU, CAO, CENRO, CPDO, CPO, CSWD, DHSUD, DILG, PABHAI, PESO, SHFC	Local Inter-Agency Committee (LIAC) of Biñan Meeting
2025/02/19	Coordination Meeting	21st Floor, Sampiro Conference Room, Makati City Hall, Makati City	DOTr GCR PNR SHFC DepEd DSHUD PCUP DEPW	City of Makati Local Inter-Agency Committee (CMIAC)Meeting
2025/02/19	Coordination Meeting	3rd Floor, Conference Room - Biñan City Human Settlements and Livelihood Office (BCHSLO), Biñan, Laguna	DOTr, GCR, ADB, BCHSLO, BLGU, CAO, CENRO, CPDO, CSWD, DHSUD, DILG, PABHAI, PESO, SHFC	Local Inter-Agency Committee (LIAC) of Biñan Meeting
2025/02/21	Coordination Meeting	DILG Conference Room, Calamba City Hall, Calamba City, Laguna	DOTr, GCR, BLGU, CAO, CCLDO, CPDC, CUDHAO, CSWDO. DHSUD, HOA, PNR, SHFC	Cabuyao LIAC Meeting
2025/02/27	Coordination Meeting	Calamba City hall - DILG	SHFC, HSD, DHSUD, HOA, GCR, CPDO	Local Inter Agency Committe Coordination Meeting

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Date	Category	Venue	Participant	Meeting Name
2025/02/27	Coordination Meeting	DILG Conference Room, Calamba City Hall, Calamba City, Laguna	DOTr, GCR, ADB, BLGU, CCLLDD, CGSD, CPDO, DHSUD, HOA, PCUP, PUDHO, SHFC	Calamba LIAC Meeting
2025/03/03	Coordination Meeting	23 Floor GFT Meeting Room D	DOTr, GCR	Coordination Meeting with DOTr Data Manager
2025/03/05	Coordination Meeting	CP S-05 Santa Rosa Site Office	DOTr, GCR	Santa Rosa and San Pedro Team Meeting
2025/03/06	Coordination Meeting	SHFC Office, Makati	DOTr GCR DSHUD SHFC BLGU	Resettlement Site Progress Meeting
2025/03/07	Coordination Meeting	GCR Conference Room, S05 Site Office, Santa Rosa City	DOTr, GCR	CP S-05 Bi-Weekly Meeting
2025/03/07	Coordination Meeting	Binan City Hall	DOTr, GCR, BCHSLO, BLGU, PABHAI, SHFC	Social Preparation
2025/03/07	Coordination Meeting	ADB Headquarters, Mandaluyong City	DOTr, JICA, ADB, GCR	SCRP ADB Bi-Weekly Meeting
2025/03/12	Coordination Meeting	Makati City Hall	DOTr GCR PNR SHFC PNP MCDO MSWDO DHSUD RIMPORT BLGU	CMIAC Meeting
2025/03/12	Coordination Meeting	S&P Construction Conference Room, Barangay Bagong Silang, San Pedro City, Laguna	DOTr, GCR, BLGU, DHSUD, SHFC	San Pedro Site Selection Committee (SSC) Progress Meeting
2025/03/13	Coordination Meeting	CGSO Conference Room, Manila City Hall, City of Manila	DOTr GCR DHSUD SHFC DRRMO MUSO DILG DEPW	Manila LIAC Meeting
2025/03/13	Coordination Meeting	23 Floor GFT Meeting Room E	DOTr, GCR	Coordination Meeting with DOTr Data Manager
2025/03/14	Coordination Meeting	San Pedro Laguna/CP S-06 Site office Conference Room	DOTr, GCR	Coordination meeting of GCR RAP and DOTr Case handler atCabuyao and Calamba
2025/03/17	Coordination Meeting	10th Floor, Kalayaan Hall, Taguig Satellite Office, SM Aura Tower, Taguig City	DOTr GCR PNR LGU SHFC ADB HOA	Taguig LIAC meeting
2025/03/20	Coordination Meeting	CP-S04 Site Office RMT Muntinlupa	DOTr, GCR	Coordination meeting of GCR RAP and DOTr Case handler at Muntinlupa 1 & 2
2025/03/20	Coordination Meeting	National Ecology Center, DENR-NCR Office Diliman, QC	DOTr, GCR, DENR	Discussion on Communication Plan re: reclassification of CELA Holders and for the upcoming GA schedule

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Date	Category	Venue	Participant	Meeting Name
2025/03/20	Coordination Meeting	Makati City	DOTr, GCR	Coordination meeting with Alveo & Megaworld
2025/03/21	Coordination Meeting	GCR Conference Room, S05 Site Office, Santa Rosa City	DOTr, GCR	CP-S05 DOTr- GCR Weekly Meeting
2025/03/21	Coordination Meeting	Mindanao Avenue, Taguig City	DOTr, GCR, NHA	Coordination Meeting with NHA
2025/03/21	Coordination Meeting	23 Floor GFT Function Hall A	DOTr, GCR	DOTR – GCR Learning Session on Machinery Appraisal
2025/03/26	Coordination Meeting	Mayor's Office, Naic Municipal Hall, Naic, Cavite	DOTr GCR DSHUD LGU	Courtesy Meeting with the Municipal Mayor of Naic
2025/03/26	Coordination Meeting	HDJV Conference Room, S04 Site Office, Muntinlupa City	DOTr, GCR	San Pedro Resettlement Team Meeting
2025/04/02	Coordination Meeting	CP S-05 GCR Site Office Sta. Rosa, Laguna	DOTr, GCR, HDJV	RAP Weekly Meeting with Civil Team
2025/04/02	Coordination Meeting	Selah Garden Hotel, Park Avenue, Pasay City	DOTr, GCR, BLGU, CPDO, DHSUD, ECS, Engr., ESC, HOA, LGU, PCUP, NHA, PNR, SHFC	LIAC Muntinlupa Relocation and Resettlement Action Plan Revisiting Planning Workshop
2025/04/03	Coordination Meeting	Naic, Cavite	DOTr GCR DHSUD SHFC DepEd PESO	Receiving Local Inter-Agency Meeting
2025/04/04	Coordination Meeting	ADB Office Ortigas	DOTr, ADB, GCR	SCRP ADB Bi-Weekly Meeting
2025/04/07	Coordination Meeting	Naic, Cavite	DOTr GCR DHSUD SHFC DepEd PESO	Convening of RLIAC Sub-Committee Meeting
2025/04/08	Coordination Meeting	23 Floor GFT Function Hall	DOTr, GCR	DOTr – GCR 2nd Learning Session on Machinery Appraisal Actual Application Session
2025/04/08	Coordination Meeting	5/F Board Room, BDO Plaza, SHFC Main Office, Makati City	DOTr, GCR	Harmonization of Masterlist of Muntinlupa (Hybrid)
2025/04/08	Coordination Meeting	DOTr Conference Room, SQA Building, Barangay Población Uno, Calamba City, Laguna	DOTr, GCR	CP S-05 Biñan Team Meeting
2025/04/10	Coordination Meeting	CP S-05 Site Office, Sta. Rosa City, Laguna	DOTr, GCR, HDJV	Coordination meeting of GCR RAP, Civil Team, & DOTr Civil Team
2025/04/10	Coordination Meeting	Makati City Hall Building 1, Makati City	DOTr GCR SHFC MSWDO DSHUD DEPW DepEd	Pre-RRAP Revisiting Workshop

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Date	Category	Venue	Participant	Meeting Name
2025/04/15	Coordination Meeting	Function Hall, 23rd Floor, Greenfield Tower, Mandaluyong City	DOTr, GCR	Coordination Meeting with DOTr GST Team
2025/04/22	Coordination Meeting	Manila City Hall, Ermita, Manila	GCR DHSUD SHFC MUSO DEPW	Manila LIAC Meeting
2025/04/23	Coordination Meeting	Naic, Cavite	DOTr GCR DSHUD SHFC GRDC BLGU	Progress Meeting with KSA, DOTr and Developers of SC1 Relocation Site
2025/04/23	Coordination Meeting	CPS-03a Site office	DOTr, GCR	Coordination meeting of GCR RAP technical team and DOTr Case Manager Taguig
2025/04/24	Coordination Meeting	Tagaytay, Cavite	DOTr GCR DHSUD SHFC DepEd PESO	Workshop for Preparation of Program of Works in Naic, Cavite Resettlement Sites
2025/04/28	Coordination Meeting	Tagaytay, Cavite	DOTr GCR PNR SHFC DILG MCDO MSWDO DSHUD DepEd DEPW	RRAP Revisiting Workshop for Makati
2025/04/29	Coordination Meeting	23 Floor GFT Function Hall	DOTr, GCR	DOTr GCR SC Work Alignment Meeting
2025/05/02	Coordination Meeting	Opus Mall C5 Katipunan	STVC GCR	SC LRIP masterlist for priority areas, STVC Meeting
2025/05/07	Coordination Meeting	Primex Tower	DOTr, GCR, TRB	Meeting with TRB re. Skyway ROW occupied by NSCR
2025/05/09	Coordination Meeting	CP S-03a Site office	DOTr, GCR	Coordination Meeting of GCR RAP technical team and DOTr Case Manager Taguig
2025/05/09	Coordination Meeting	Asian Development Bank HQ, Microsoft Teams	DOTr, GCR, ADB	SCRP ADB Bi-Weekly Meeting
2025/05/13	Coordination Meeting	Baque Corporation Site Office Rizal Ville	GCR, SHFC, HOA, DSHUS, Baque Corp, Telco	Coordination Meeting with GCR, SHFC, DHSUD, & Baque Corporation
2025/05/15	Coordination Meeting	CP S-04 GCR Site Office / Santa Rosa City	DOTr GCR	NGCP Meeting / Site Inspection with Civil Team
2025/05/19	Coordination Meeting	Audio Visual Room, Muntinlupa City Hall	DOTr GCR BLGU CPDO PESO UPAO DSHUD HOA SHFC	Muntinlupa LIAC Regular Meeting
2025/05/28	Coordination Meeting	Sampiro Conference Room, 21st Flr., Makati City Hall Building 1, Makati City	DOTr GCR SHFC DEPW MSWDO DHSUD	CMIAC Meeting
2025/05/28	Coordination Meeting	Calamba City Hall	DOTr GCR DHSUD CLDD CSSD HOA HSD SHFC	Calamba Local Inter-Agency Committee (LIAC) Meeting

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Date	Category	Venue	Participant	Meeting Name
2025/05/29	Coordination Meeting	San Pedro City Hall Brgy. San Cristobal, Cabuyao SQA Office	GCR, SHFC	Meeting with SC2 SHFC Focal Person
2025/05/30	Coordination Meeting	5F New City Hall, Function Room 3, Taguig City	DOTr GCR SHFC ADB DHSUD HOA, DILG, PNR	Taguig LIAC Meeting
2025/06/04	Coordination Meeting	Santa Rosa National Highway	GCR, SHFC	Meeting with SC2 SHFC Focal to discuss the TNA Tool revision, for discussion on upcoming LRIP Subcom meeting
2025/06/04	Coordination Meeting	Function Hall A, Greenfield Tower Mandaluyong	DOTr, GCR, DedEd, OCG	Right of Way Usage Agreement & Technical Discussion between DOTr and DepED for CP S-03a & CP S-03b
2025/06/09	Coordination Meeting	LEAP Center Blk. 3 Phase 1 Pampanga St. Corner 9th Ave. Brgy. Pinagsama, Taguig City	GCR, CLDDO	Taguig Livelihood Subcommittee Meeting
2025/06/09	Coordination Meeting	CP S-03a Site Office Chino Roces Magallanes Makati City	DOTr, GCR	Coordination meeting of GCR RAP technical team and DOTr Case Manager Taguig
2025/06/10	Coordination Meeting	Function Hall A, Greenfield Tower Mandaluyong	DOTr, GCR	DOTr-GCR Workshop on CP S06
2025/06/10	Coordination Meeting	Megatower, Mandaluyong City	DOT GCR	SC LRIP Database Meeting
2025/06/10	Coordination Meeting	Asian Development Bank HQ, Microsoft Teams	DOTr, GCR, ADB	SCRP ADB Bi-Weekly Meeting
2025/06/18	Coordination Meeting	21st Floor, Makati City Hall Building 1, Makati City	GCR SHFC DHSUD MSWDO DEPW PESO DepEd	CMIAC Meeting
2025/06/23	Coordination Meeting	CP S-03a Site Office	DOTr, GCR	Coordination meeting of GCR RAP technical team and DOTr Case Manager Taguig
2025/06/30	Coordination Meeting	5th Floor, Conference Room 3, New Taguig City Hall, Cayetano Blvd., Brgy. Ususan, Taguig City	DOTr GCR SHFC DHSUD DILG PNP HOA BLGU	Taguig LIAC Meeting

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